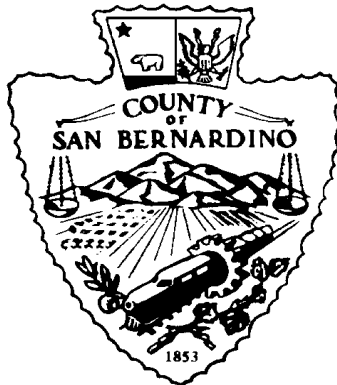


COUNTY OF SAN BERNARDINO

Housing Element

Appendices



Land Use Services Department

June 2003

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Appendix A

Land Use Inventory

To determine the location, type, and number of potential dwelling units to be constructed in the 2000-2005 planning period, the County must estimate the amount of developable land. The definition of what is developable land is subject to various factors. A report recently released by the State Department of Housing and Community Development entitled *Raising the Roof: California Housing Development Projections and Constraints 1997-2020* contains a GIS map illustrating the development potential of land in San Bernardino County. County land was separated into nine categories, which are described below:

- **Already Developed Sites:** These were sites identified by the California Farmland Mapping and Monitoring Project (FMMP) as being urbanized in 1996. They include sites developed in commercial, industrial, public, and residential uses. The threshold density used to distinguish urbanized from non-urbanized sites is one residential unit per two acres.
- **Undevelopable Sites:** This category and the next measure physical developability. This category includes already-developed sites (category #1, above), land under public ownership (such as federal and state-owned lands, public parklands, military bases, and some local government-owned sites), underwater lands, and lands with a slope of 15% or more. It does not include privately- or municipally owned watershed lands.
- **Potentially Developable Sites:** This category is the converse of the previous one, category #2. It consists of all sites not classified as undevelopable. It includes all currently undeveloped and privately owned sites that are not underwater and have an average slope of 15% or less.
- **Developable and Accessible Sites:** This category includes all potentially developable sites (category #3, above) within 10 kilometers (6.2 miles) of a major roadway (interstate highways, four-lane freeways, and/or major federal or state highways) or within 10 kilometers of existing urban development. These parameters were used to eliminate sites judged too far from existing infrastructure to be economically feasible for development. California developers must typically pay the full costs of extending required public

infrastructure (roads, and sewer and water service) to their projects. The more distant a site from existing hookups, the greater the infrastructure extension cost. Thus at some point, far-flung development simply becomes uneconomical; for this analysis that point is set at 10 kilometers.

- **Developable & Accessible Sites Excluding Wetlands and Unique Farmlands:** This category excludes all sites listed under the National Wetlands Inventory and all sites identified by FMMP as either "prime" or of "unique" importance. Wetland and farmland sites may be regarded as physically developable—wetlands can be drained—but, depending on the location, may be difficult to develop for political or regulatory reasons. Wetlands development typically requires the approval of the Army Corps of Engineers. With respect to farmland development, many California farming and suburban communities utilize large-lot and exclusive agricultural zoning to protect or otherwise discourage the development of agricultural lands.
- **Developable and accessible sites, excluding wetlands, prime and unique farmlands, and Q3 floodzones:** This category also excludes sites identified as Q3 floodzones by the Federal Emergency Management Agency (1996).
- **Developable and accessible sites, excluding wetlands, prime and unique farmlands, Q3 floodzones, and areas identified as significant natural areas:** This category also excludes sites identified as significant natural areas by the Natural Heritage Division of the California Department of Fish and Game.
- **Developable and accessible sites, excluding wetlands, prime and unique farmlands, Q3 floodzones, and sites classified as highly suitable habitat for eight or more threatened and endangered amphibian, bird, mammal, or reptile species:** This category excludes sites identified through the Gap Analysis Project (University of California-Santa Barbara 1998) as habitat for multiple numbers of threatened and endangered species.
- **Developable and accessible sites, excluding wetlands, prime and unique farmlands, Q3 floodzones, and sites 1 mile or more beyond existing urban development:** This category excludes otherwise developable sites (under category #6, above) which are located more than 1-mile from existing urban development. It simulates the effect a comprehensively adopted series of 1-mile urban growth boundaries (UGBs) would have on the supply of raw land available for development. To date, about 20 California jurisdictions have adopted UGBs, and many more are considering doing so. The choice of a 1-mile UGB width is conservative and stringent, and is entirely arbitrary. Most of the UGBs adopted to date in California are far narrower than one mile, and thus include far less potentially developable land.

If the only requirement were to be that developable sites be within 10 kilometers of an existing highway or urban area (Developable and Accessible Sites), then San Bernardino County would have more than seven times the amount of land necessary to accommodate HCD household projections for 2020, based on a gross density of 2.5 dwelling units per acre. A certain percentage of this land, however, contains environmental constraints that may preclude development from taking place. The degree of limitation depends upon the level of constraint present.

Adding environmental constraints such as prohibitions on wetlands, floodzones and prime and unique farmland development, would slightly reduce the County's ability to accommodate projected household growth. Prohibiting development on sites suitable to multiple endangered species would further reduce—although not onerously—the amount of land available to accommodate projected housing development. The imposition of a series of one-mile Urban Growth Boundaries (UGBs) would have a far more drastic effect on the County's housing capacity than any other potential constraint. Were such boundaries adopted, the County would have less than twice the land capacity required to accommodate projected household growth through 2010, and just barely enough capacity to accommodate projected growth through 2020 (based on HCD projections). The table below illustrates the amount of developable land and potential dwelling units for the County of San Bernardino based on constraint levels.

**TABLE A-1
POTENTIALLY DEVELOPABLE LAND AREA
SAN BERNARDINO COUNTY
2000**

	<i>Potentially Developable Land</i>	<i>Developable and Accessible Sites</i>	<i>Excluding Mapped Wetland Areas</i>	<i>Excluding Wetlands, and Prime and Unique Farmlands</i>	<i>Excluding Wetlands, Prime and Unique Farmlands and Q3 Floodzones</i>	<i>Excluding Wetlands, Prime and Unique Farmland, Q3 Floodzones, and Special Natural Areas</i>	<i>Excluding Wetlands, Prime and Unique Farmland, Q3 Floodzones, and Areas Most Suitable to Large Numbers of Endangered Species</i>	<i>Areas within 1 Mile of Existing Urbanization, excluding Wetlands, Prime and Unique Farmlands, and Floodzones</i>
Acres	2,450,875	1,218,905	1,218,127	1,186,255	1,186,255	1,064,857	1,147,750	214,443
Dwelling Units	6,240,900	3,103,800	3,101,800	3,020,700	3,020,700	2,711,500	2,922,600	546,100

¹ Based on a gross density of 2.5 dwelling units per acre and includes all unincorporated and incorporated lands.

Source: California Department of Housing and Community Development, *Raising the Roof: California Housing Development Projections and Constraints 1997-2020*, May 2000

Land Use Analysis

The Regional Housing Needs Assessment (RHNA) process originally assigned 43,668 units in new construction need to San Bernardino County. In November 2000, SCAG granted an appeal presented by the County, and reduced the County RHNA allocation to 16,211. With its proximity to surrounding counties, capable infrastructure, and available land, it is anticipated that the Valley Region should receive the majority of housing construction in the next planning period. A land analysis of the residential development potential of the Valley Region demonstrates that the West and East Valley RSAs contain ample vacant land designated for residential uses to satisfy the low, moderate, and above moderate income RHNA New Construction allocations. Further analysis of the Mountain and Desert Regions indicate that lands in the Desert Region can satisfy the remaining very low income RHNA allocation.

I. Methodology

The land use analysis compared the total number of unincorporated acres designated for residential use (County GIS data) to the number of unincorporated residential acres already developed (1993 SCAG GIS data). Some land categorized as unincorporated during the RHNA process has already been, or is in the process of being, annexed. The land analysis, therefore, considered both data sets as part of the revised Regional Housing Needs Assessment prepared by SCAG in 1999, and updated data sets that reflect recently incorporated/annexed areas throughout San Bernardino County.

The estimated number of dwelling units was obtained by multiplying the acreage figures by assumed density factors. Density assumptions were made based upon County General Plan designations and existing residential projects. In the following tables and discussions, the total number of unincorporated residential acres and dwelling units are labeled “Buildout” while the number of residential acres and dwelling units already developed are labeled “Existing.” To determine the residential development potential, “Existing” data were subtracted from “Buildout” data. The results are presented and discussed by RSA and city Spheres of influence.

Income assumptions were based upon sales prices of new and existing housing projects sold between 1998-2000 by jurisdiction in San Bernardino County. It is important to note that since data was obtained through two data sources, inconsistent density ranges were sometimes produced; figures may also be inconsistent due to rounding. In addition, some housing developments built on land designated by the County at a certain density may have been built at a lower density, thereby creating inconsistent data overlaps. In these cases, assumptions in land use potential were made and are noted in each table.

II. County Summary

Overall, the County could accommodate up to 98,423 potential units. The Valley Region, however, contains a potential of nearly 70,000 units, and could satisfying all of the RHNA need both by total number of units and by income category. Due to the vast area of the San Bernardino County Desert, and the lack of access and services in remote areas, only spheres of influence of existing cities were analyzed in the land use inventory for the Desert Region. The table below illustrates the development potential of the County and each region according to income category. A detailed breakdown by region and jurisdiction is provided in the following sections.

**TABLE A-2
TOTAL DEVELOPMENT POTENTIAL
UNINCORPORATED COUNTY**

<i>Income Category</i>	<i>RHNA Need</i>	<i>Total Potential</i>	<i>Valley Region</i>	<i>Mountain Region</i>	<i>Desert Region</i>
<i>Very Low</i>	3,891	13,630	3,979	8	9,643
<i>Low</i>	2,594	22,845	12,331	80	10,434
<i>Moderate</i>	3,242	25,649	20,213	80	5,356
<i>Above Moderate</i>	6,484	36,299	33,471	153	2,675
TOTAL	16,211	98,423	69,994	321	28,108
Sources: San Bernardino County and SCAG GIS					

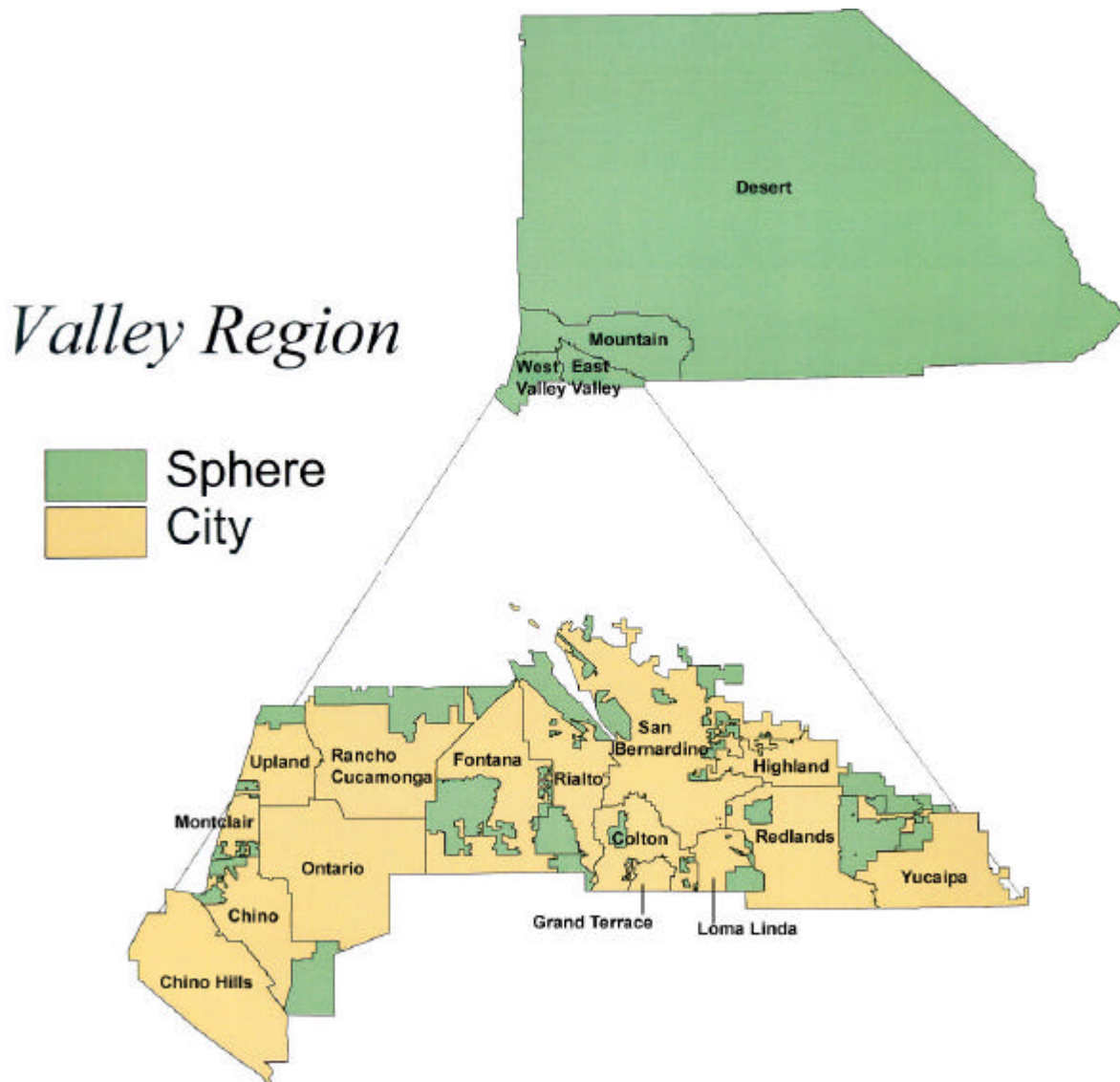


FIGURE 1 - VALLEY REGION

III. Valley Region Summary

As stated, it is anticipated that the Valley Region should receive the majority of housing development in the next planning period. The land analysis above demonstrates that the Valley Region contains over 25,000 acres of land suitable for up to 61,756 dwelling units under County land use designations, and over 26,000 acres of land that could accommodate up to 69,994 dwelling units under County and City land use plans. This demonstrates an adequate supply of

vacant residential land with which San Bernardino County could satisfy the RHNA New Construction need of 16,211 units. The table below displays the breakdown of these units by density.

**TABLE A-3
VALLEY REGION
SAN BERNARDINO COUNTY**

Potential Units Under County Plans						
ELEMENT DENSITY CATEGORIES	BUILDOUT		EXISTING		POTENTIAL	
	<i>General Plan</i>		<i>SCAG 1993</i>		<i>Buildout - Existing</i>	
	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>
<1	15,656	5,721	55	29	14,005	5,700
1-4.99	13,360	48,170	11,984	17,937	5,741	11,694
5-11.99	6,226	30,475	320	2,565	5,976	28,818
12+	1,210	16,155	248	3,469	1,161	15,544
TOTALS	36,452	100,521	12,607	23,999	26,883	61,756
Potential Units Under City Plans²						
ELEMENT DENSITY CATEGORIES	BUILDOUT		EXISTING		POTENTIAL	
	<i>Cities</i>		<i>SCAG 1993</i>		<i>Buildout - Existing</i>	
	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>
<1	13,789	3,854	55	29	12,138	3,833
1-4.99	15,144	51,133	11,984	17,937	7,382	14,442
5-11.99	6,770	33,502	320	2,565	6,520	31,845
12+	1,607	20,571	248	3,469	1,552	19,874
TOTALS	37,310	109,061	12,607	23,999	27,593	69,994

¹ Figures represent gross acreage

² Includes potential units from the City of Ontario Sphere of Influence General Plan Amendment and City of Rancho Cucamonga Draft General Plan

The following table displays the number of potential units by density category for each jurisdiction in the Valley Region. Potential is shown both solely under County plans and under the combination of County and City Sphere of Influence plans. The cities of Chino Hills and Grand Terrace are excluded because these cities do not contain SOI areas. Detailed discussions of each jurisdiction and the associated number of potential acres are presented later in the document.

**TABLE A-4
POTENTIAL DWELLING UNIT CONSTRUCTION BY JURISDICTION
VALLEY REGION
SAN BERNARDINO COUNTY**

JURISDICTION	COUNTY PLANS					COUNTY & CITY SOI PLANS				
	TOTAL	<1 du/ac	1-4.99 du/ac	5-11.99 du/ac	12+ du/ac	TOTAL	<1 du/ac	1-4.99 du/ac	5-11.99 du/ac	12+ du/ac
West Valley*	44,570	2,217	4,229	27,341	10,783	52,808	350	6,977	30,368	15,113
Chino SOI*	2,407	1	2,375	31	0	9,891	1	2,376	3,184	4,330
Montclair SOI	1,053	16	52	985	0	1,053	16	52	985	0
Ontario SOI	31,143	0	0	20,381	10,762	31,143	0	0	20,381	10,762
Upland SOI	1,598	0	1,577	0	21	1,598	0	1,577	0	21
Rancho Cucamonga SOI*	1,993	1,867	0	126	0	2,747	0	2,747	0	0
Fontana SOI	6,376	333	225	5,818	0	6,376	333	225	5,818	0
East Valley	17,186	3,483	7,465	1,477	4,761	17,186	3,483	7,465	1,477	4,761
Rialto SOI	4,834	1,483	3,347	4	0	4,834	1,483	3,347	4	0
City of San Bernardino SOI	7,242	564	786	1,157	4,735	7,242	564	786	1,157	4,735
Colton SOI	1,414	6	1,254	128	26	1,414	6	1,254	128	26
Loma Linda SOI	912	648	254	10	0	912	648	254	10	0
Redlands SOI	2,393	396	1,821	176	0	2,393	396	1,821	176	0
Highland SOI	319	319	0	0	0	319	319	0	0	0
Yucaipa SOI	72	67	3	2	0	72	67	3	2	0
VALLEY REGION	61,756	5,700	11,694	28,818	15,544	69,994	3,833	14,442	31,845	19,874

*Indicates a jurisdiction where potential under County plans is different under County & City plans.

Note: Numbers may not add up due to rounding.

The RHNA process allocated San Bernardino County with a New Construction Need divided into four income categories: Very Low, Low, Moderate, and Above-Moderate. The following table, therefore, presents the potential of the current housing market to produce housing projects for the four income levels. The lowest potential income category is displayed, based on densities and housing prices of new housing projects sold between May 1999 and August 2000.

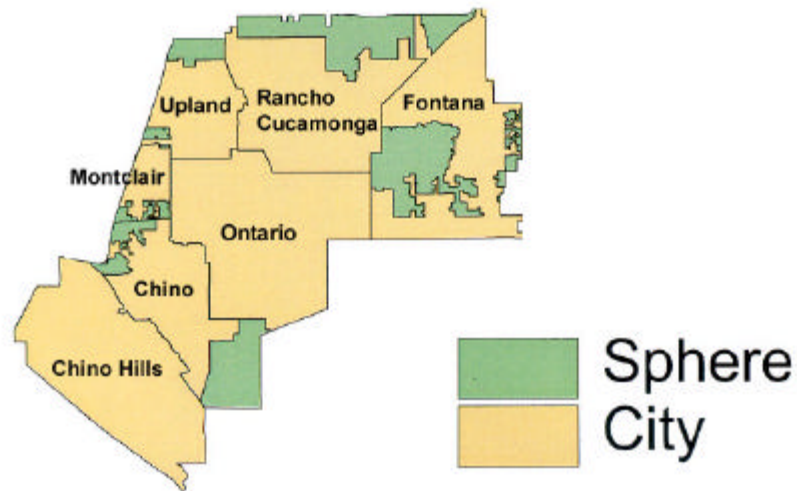
Overall, the Valley Region could accommodate up to 3,979 very low income, 12,331 low income, 20,213 moderate income, and 33,471 above moderate income housing units. The County, therefore, has ample potential to satisfy the RHNA allocation of 3,891 very low, 2,594 low, 3,242 moderate, and 6,484 above moderate income housing units. The Valley Region alone could accommodate all of the new construction needs.

**TABLE A-5
LOWEST POTENTIAL INCOME CATEGORY ACCOMMODATED BY
JURISDICTION
SAN BERNARDINO COUNTY**

<i>JURISDICTION</i>	<i>TOTAL</i>	<i><1 du/ac</i>	<i>1-4.99 du/ac</i>	<i>5-11.99 du/ac</i>	<i>12+ du/ac</i>
West Valley	L	AM	M	L	AM
<i>Chino SOI</i>	AM	AM	**	AM	**
<i>Montclair SOI</i>	M	**	**	M	**
<i>Ontario SOI</i>	M	**	M	AM	**
<i>Upland SOI</i>	M	**	AM	M	AM
<i>Rancho Cucamonga SOI</i>	M	**	AM	M	**
<i>Fontana SOI</i>	L	**	M	L	**
East Valley	L	**	L	L	M
<i>Rialto SOI</i>	L	**	L	M	**
<i>City of San Bernardino SOI</i>	M	**	M	**	M
<i>Colton SOI</i>	L	**	M	L	**
<i>Loma Linda SOI</i>	M	**	M	**	**
<i>Redlands SOI</i>	M	**	M	**	M
<i>Highland SOI</i>	M	**	AM	M	**
<i>Yucaipa SOI</i>	M	**	M	M	**
VALLEY REGION	L	AM	L	L	M

Source: Competitive Housing Market Report 2nd Quarter 1999: San Bernardino County August 1999, The Meyers Group; Competitive Housing Market Report 2nd Quarter 2000: San Bernardino County, The Meyers Group.

** Indicates that no projects have been built at this density upon which income determinations could be made.

**FIGURE 2 - WEST VALLEY - RSA 28**

West Valley - RSA 28

Vacant lands in the West Valley indicate a significant potential for residential development. Under County General Plan land categories, over 44,500 dwelling units could be constructed on approximately 11,000 acres of land in the West Valley's Spheres of Influence. The majority of these potential units are found in the Ontario Sphere of Influence (SOI), which offers the potential for 31,143 dwelling units (see discussion on Ontario SOI). When recent annexations and City SOI plans are considered, the number of potential units increases to 52,808. The increase is due to higher densities presented in City plans. The following table presents the number of buildout, existing, and potential dwelling units and acres for the West Valley. Subsequent discussions and tables discuss each SOI individually.

**TABLE A-6
WEST VALLEY - RSA 28
VALLEY REGION**

Potential Units Under County Plans						
ELEMENT DENSITY CATEGORIES	BUILDOUT		EXISTING		POTENTIAL	
	<i>General Plan</i>		<i>SCAG 1993</i>		<i>Buildout - Existing</i>	
	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>
<1	2,524	2,236	35	0	2,489	2,216
1-4.99	5,359	20,630	5,384	8,075	1,144	4,229
5-11.99	5,893	28,272	184	1,466	5,745	27,342
12+	767	10,850	81	965	761	10,783
TOTALS	14,544	61,988	5,683	10,506	10,139	44,570
Potential Units Under County and City Plans ²						
ELEMENT DENSITY CATEGORIES	BUILDOUT		EXISTING		POTENTIAL	
	<i>Cities</i>		<i>SCAG 1993</i>		<i>Buildout - Existing</i>	
	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>
<1	657	369	35	0	622	350
1-4.99	7,143	23,593	5,384	8,075	2,785	6,978
5-11.99	6,437	31,299	184	1,466	6,289	30,368
12+	1,164	15,266	81	965	1,153	15,113
TOTALS	15,401	70,528	5,683	10,506	10,848	52,809

¹ Figures represent gross acreage

² Includes potential units from the City of Ontario Sphere of Influence General Plan Amendment and City of Rancho Cucamonga Draft General Plan

Sources: San Bernardino County and SCAG GIS

Environmental and Infrastructure Constraints

The availability of services is not a major constraint on development in the incorporated portions of the West Valley Region. Water districts in the area rely on groundwater and use imported water as a back-up. Some of the water districts have older systems that are being upgraded as higher density, urban levels of development occur. These improvements are largely funded by hookup fees and special assessments that are passed on to the homebuyers.

Older development within the unincorporated areas is generally on septic systems. Large-lot infill development (such as areas in San Antonio Heights) continues to rely on septic tanks. Soil conditions in isolated areas are occasionally found inadequate for septic systems. To prevent problems, the County requires percolation tests before building permits are issued. In the unincorporated Fontana area, there is a severe problem developing due to the non-availability of sewers. The soil type allows rapid percolation, thus the construction of high density development relying on septic systems coupled with the historic use of agricultural fertilizers has resulted in groundwater contamination. The high nitrate content in the Chino I and II

Groundwater Sub-basins prompted a study by the Santa Ana Regional Water Quality Control Board. Further analysis of the problem may result in recommendations involving development constraints on unsewered properties. The County adheres to Water Quality Control Board established standards in processing subdivision proposals in the West Valley Region.

School districts in the region have been hard-pressed to expand their facilities in response to the rapid growth occurring. Most are collecting school impaction fees for each new unit, in accordance with State law. The total additional cost of fees for various infrastructure facilities ranges from \$4,000 to \$11,400 per units, which is comparable to nearby areas of Los Angeles and Orange Counties.

Another major environmental constraint on development in this region is the inadequate storm drain system and the flood waters caused by rainfall from the mountains to the north and south of the valley. North/south streets running into the area serve as de-facto drainage channels and unsuspecting pedestrians and motorists have been trapped by flash flooding. A program of drainage improvements is in process to alleviate a portion of this problem. Included is the Cucamonga Channel and San Antonio Heights Intercept Project just constructed. The Day Creek Project is in process and the Etiwanda/San Sevaine Channel Project is proposed, with the creation of a drainage improvement district establishing a development fee included. Eventually, development in the region will be constrained by the steep slopes to the north and south of the Valley itself.

Identified earthquake fault lines are located along the foothills in the West Valley Foothills (Etiwanda North) area. Some of the fault zones are within the National Forest boundaries or zoned for large lot development to ensure the proper setbacks. Overall, the development potential for the West Valley is generally not considered to be constrained by environmental or infrastructure constraints.

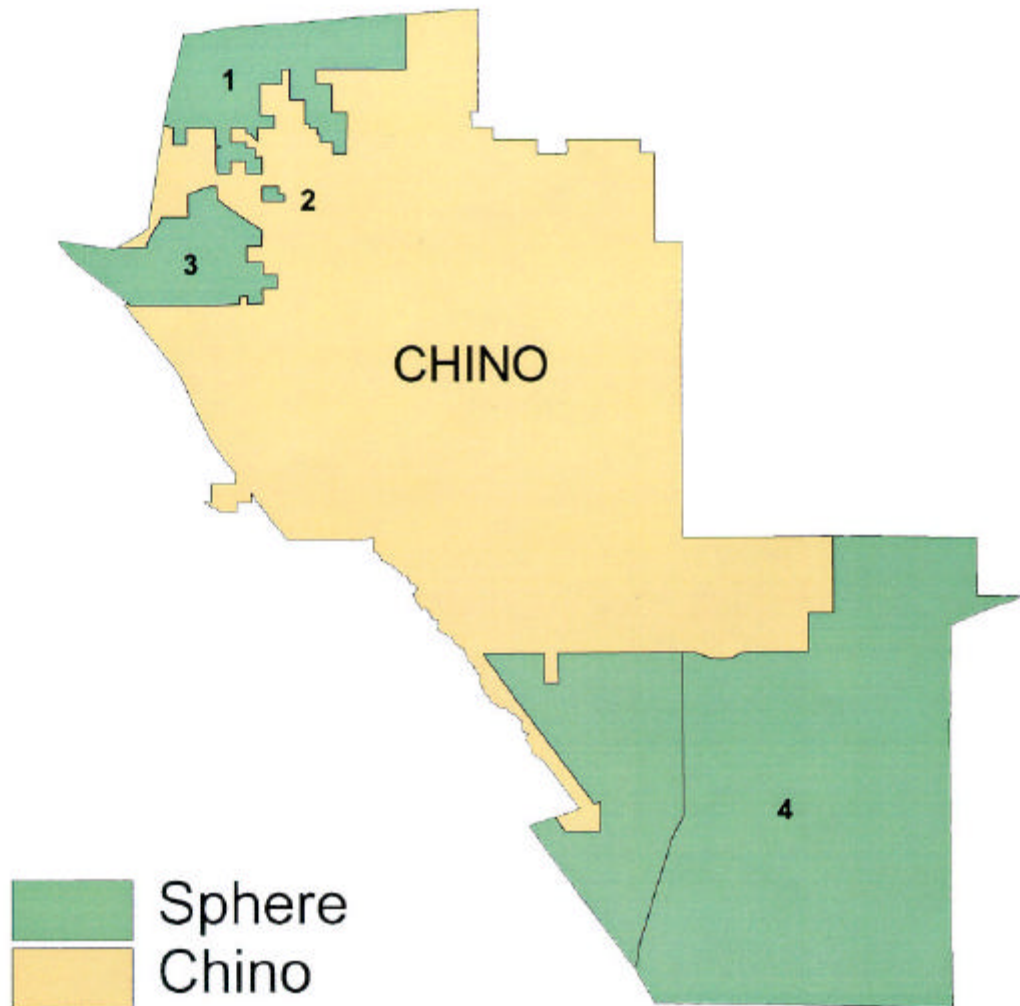


FIGURE 3 - CHINO SPHERE OF INFLUENCE

Chino Sphere of Influence

The Chino Sphere of Influence (SOI) contains a total of 8,676 gross acres of land. This land is divided into four sphere areas, which are displayed in Figure 3. County land use categories designate 1,527.188 acres as suitable for residential uses. Based upon County density categories and assumptions presented in the table below, the Chino SOI is projected to accommodate a total buildout of 6,141 dwelling units. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 1,045 acres and 1,646 dwelling units. Applying density factors based on existing housing developments, approximately 2,407 additional dwelling units could be constructed on 599.016 acres of land.

Since 1997, the cities of Ontario and Chino have annexed over 14,000 acres of dairy land that once comprised the Chino Agricultural Preserve. Approximately 8,000 acres have been

annexed by the City of Ontario (see Ontario SOI discussion below). The City of Chino has annexed 1,600 acres (annexation #98-03) and plans to annex 5,000 more acres. These two areas are labeled as Sphere 4 in Figure 3. The City currently provides for a buildout of 7,737 dwelling units in Sphere 4. With 252 existing dwelling units built on approximately 117 acres of land, the Sphere Area could accommodate up to 7,484 additional units, creating a total potential for 9,891 units. The County's zoning designations do not provide for direct residential development in Sphere 4.

**TABLE A-7
CHINO SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)**

POTENTIAL UNITS UNDER COUNTY GENERAL PLAN USE

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²
<i>Sphere 1</i>									
<1	<1 ³	0.620	1	--	0	0	<1	0.620	1
1-4.99	1-4.99 ⁴	872.258	3,489	<2 ⁷	530.315	795	1-4.99 ¹³	341.943	1,368
5-11.99	5-11.99 ⁵	5.121	36	6-10 ⁸	0.556	4	5-11.99	4.565	31
12+	12+ ⁶	2.309	28	10.01+ ⁹	2.475	26	12+	0	0
Subtotals	--	880.308	3,554	--	533.346	826	--	347.128	1,400
<i>Sphere 2</i>									
<1	<1 ³	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁴	13.746	55	<2 ⁷	8.226	12	1-4.99 ¹³	5.520	22
5-11.99	5-11.99 ⁵	0	0	6-10	0	0	5-11.99	0	0
12+	12+ ⁶	0	0	10.01+ ¹⁰	0.151	2	12+	0	0
Subtotals	--	13.746	55	--	8.377	14	--	5.520	22
<i>Sphere 3</i>									
<1	<1 ³	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁴	633.134	2,533	<2 ⁷	386.766	580	1-4.99 ¹³	246.368	985
5-11.99	5-11.99 ⁵	0	0	6-10	0	0	5-11.99	0	0
12+	12+ ⁶	0	0	10.01+	0	0	12+	0	0
Subtotals	--	633.134	2,533	--	386.766	667	--	246.368	985
<i>Sphere 4</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99	0	0	<2 ⁷	111.169	167	1-4.99	0	0
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+	0	0	10.01+ ¹¹	5.714	86	12+	0	0
Subtotals	--	0	0	--	116.883	252	--	0	0

**TABLE A-7
CHINO SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)**

POTENTIAL UNITS UNDER COUNTY GENERAL PLAN USE									
ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²
<i>Total</i>									
<1	<1	0.620	1	--	0	0	<1	0.620	1
1-4.99	1-4.99	1,519.138	6,077	<2	1,036.476	1,555	1-4.99	593.831	2,375
5-11.99	5-11.99	5.121	36	6-10	0.556	4	5-11.99	4.565	31
12+	12+	2.309	28	10.01+	8.340	87	12+	0	0
TOTALS	--	1,527.188	6,141	--	1045.372	1,646	--	599.016	2,407
POTENTIAL UNITS UNDER COUNTY AND CHINO SOI PLAN USE ¹³									
ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	Chino Annexations ¹			SCAG 1993			Buildout - Existing		
	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²
<i>Sphere 4</i>									
<1	--	0	0	--	0	0	<1	0	0
1-4.99	2	120	168	<2 ⁷	111.169	167	1-4.99	8.831	1
5-11.99	8	563	3,153	6-10	0	0	5-11.99	563.000	3,153
12+	12+ ¹²	397	4,416	10.01+ ¹¹	5.714	86	12+	391.286	4,330
Subtotal	--	1,080	7,737	--	116.883	252	--	963.117	7,484
ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	Chino Annexations ¹			SCAG 1993			Buildout - Existing		
	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²
<1	--	0.620	1	--	0	0	<1	0.620	1
1-4.99	2	1,639.138	6,245	<2	1,036.476	1,555	1-4.99	602.662	2,376
5-11.99	8	568.121	3,189	6-10	0.556	4	5-11.99	567.565	3,184
12+	12+	399.309	4,444	10.01+	8.340	87	12+	391.286	4,330
TOTALS	--	2,607.188	13,878	--	1045.372	1,646	--	1562.133	9,891

¹ Sources: San Bernardino County and SCAG GIS; and Preliminary Preferred Land Use Plan, City of Chino, August, 2000

² Figures represent gross acreage

³ 1 du/ac

⁴ 4 du/ac

⁵ 6 du/ac

⁶ 15 du/ac

⁷ 1.5 du/ac

⁸ 8 du/ac

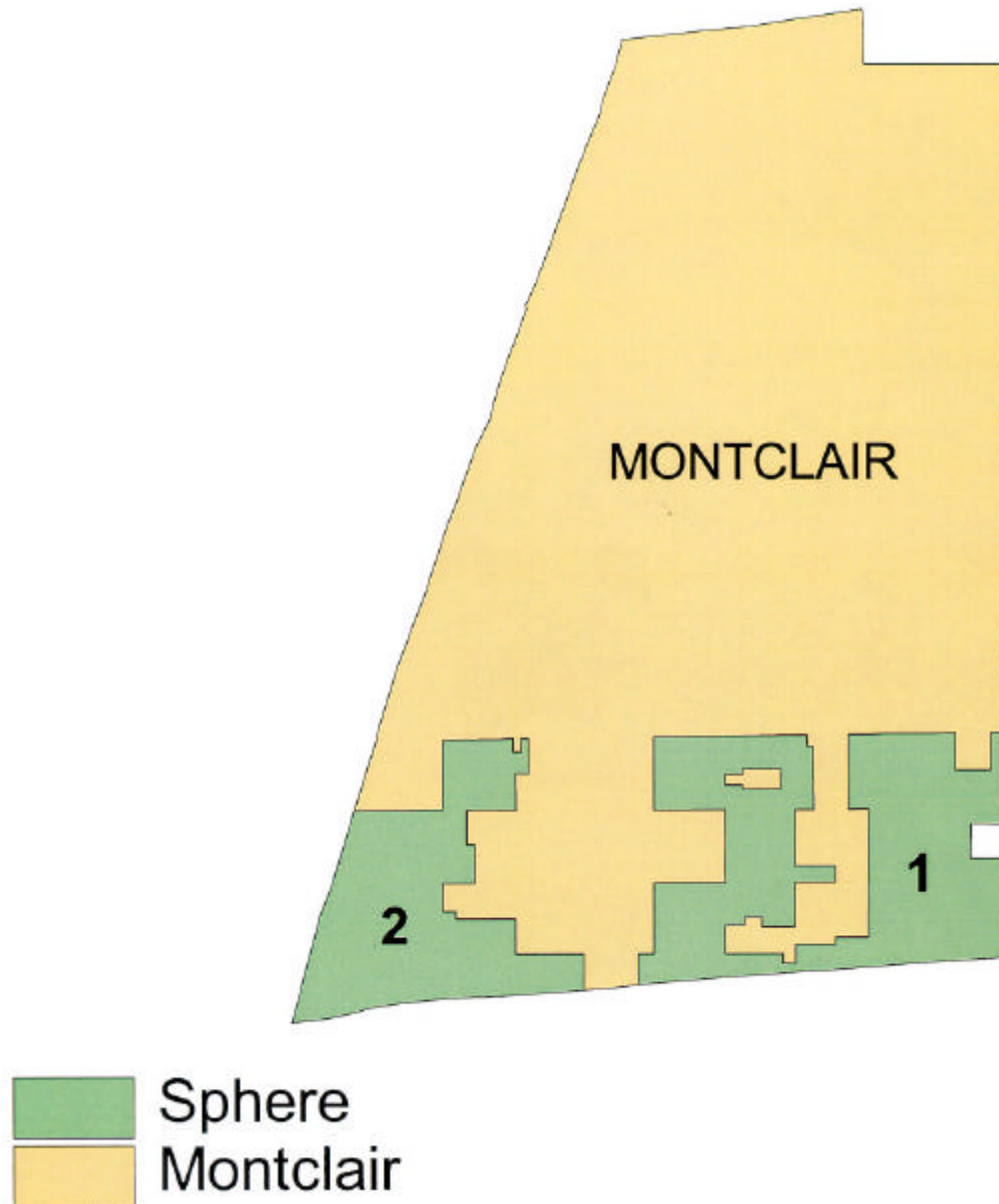
⁹ Includes 2.410 gross acres at 15 du/ac and 0.065 gross acres at 13 du/ac

¹⁰ 13 du/ac

¹¹ 15 du/ac

¹² Includes 204 gross acres at 12 du/ac and 193 gross acres at 20 du/ac

¹³ Chino annexation includes only Sphere 4. Accordingly, the totals under County and City SOI plans include County plans for Spheres 1-3 and City plans for Sphere 4.

**FIGURE 4 - MONTCLAIR SPHERE OF INFLUENCE**

Montclair Sphere of Influence

The Montclair SOI contains a total of 811.791 gross acres of land. This land is divided into two sphere areas, which are displayed in Figure 4. County land use categories allocate 544.638 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the Montclair SOI is projected to accommodate a total buildout of 2,766 dwelling units. The table below displays the breakdown of these units by sphere. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing

residential land use accounted for approximately 472 acres and 1,036 dwelling units. After taking into account data inconsistencies and density modifications, San Bernardino County density categories allow for the additional construction of 1,053 dwelling units on 178.252 acres of land.

**TABLE A-8
MONTCLAIR SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 1</i>									
<1	<1 ²	15.607	16	--	0	0	<1	15.607	16
1-4.99	1-4.99 ³	222.97	892	<2 ⁵	209.955	315	1-4.99 ⁸	13.015	52
5-11.99	5-11.99 ⁴	38.538	270	6-10 ⁶	11.510	92	5-11.99	27.028	178
12+	12+	0		10.01+ ⁷	15.785	205	12+	0	0
Subtotals	--	277.115	1,177	--	237.25	612	--	55.650	245
<i>Sphere 2</i>									
<1	<1 ²	0.068	0	--	0	0	<1	0.068	0
1-4.99	1-4.99 ³	94.522	378	<2 ⁵	174.948	262	1-4.99	0	0
5-11.99	5-11.99 ⁴	172.933	1211	6-10 ⁶	50.399	403	5-11.99	122.534	807
12+	12+	0		10.01+ ⁷	9.109	118	12+	0	0
Subtotals	--	267.523	1,589	--	234.456	784	--	122.602	807
<i>Total</i>									
<1	<1 ²	15.675	16	--	0	0	<1	15.675	16
1-4.99	1-4.99 ³	317.492	1270	<2 ⁵	384.903	577	1-4.99	13.015	52
5-11.99	5-11.99 ⁴	211.471	1480	6-10 ⁶	61.909	495	5-11.99	149.562	985
12+	12+	0.000	0	10.01+ ⁷	24.894	324	12+	0	0
TOTALS	--	544.638	2,766	--	471.706	1,396	--	178.252	1,053

Sources: San Bernardino County and SCAG GIS

¹ Figures represent gross acreage

² 1 du/ac

³ 4 du/ac

⁴ 7 du/ac

⁵ 1.5 du/ac

⁶ 8 du/ac

⁷ 13 du/ac

⁸ The potential acres would not accommodate the potential dwelling units. Accordingly, the potential acres were multiplied by a density factor of 4 du/ac to obtain the potential dwelling units.

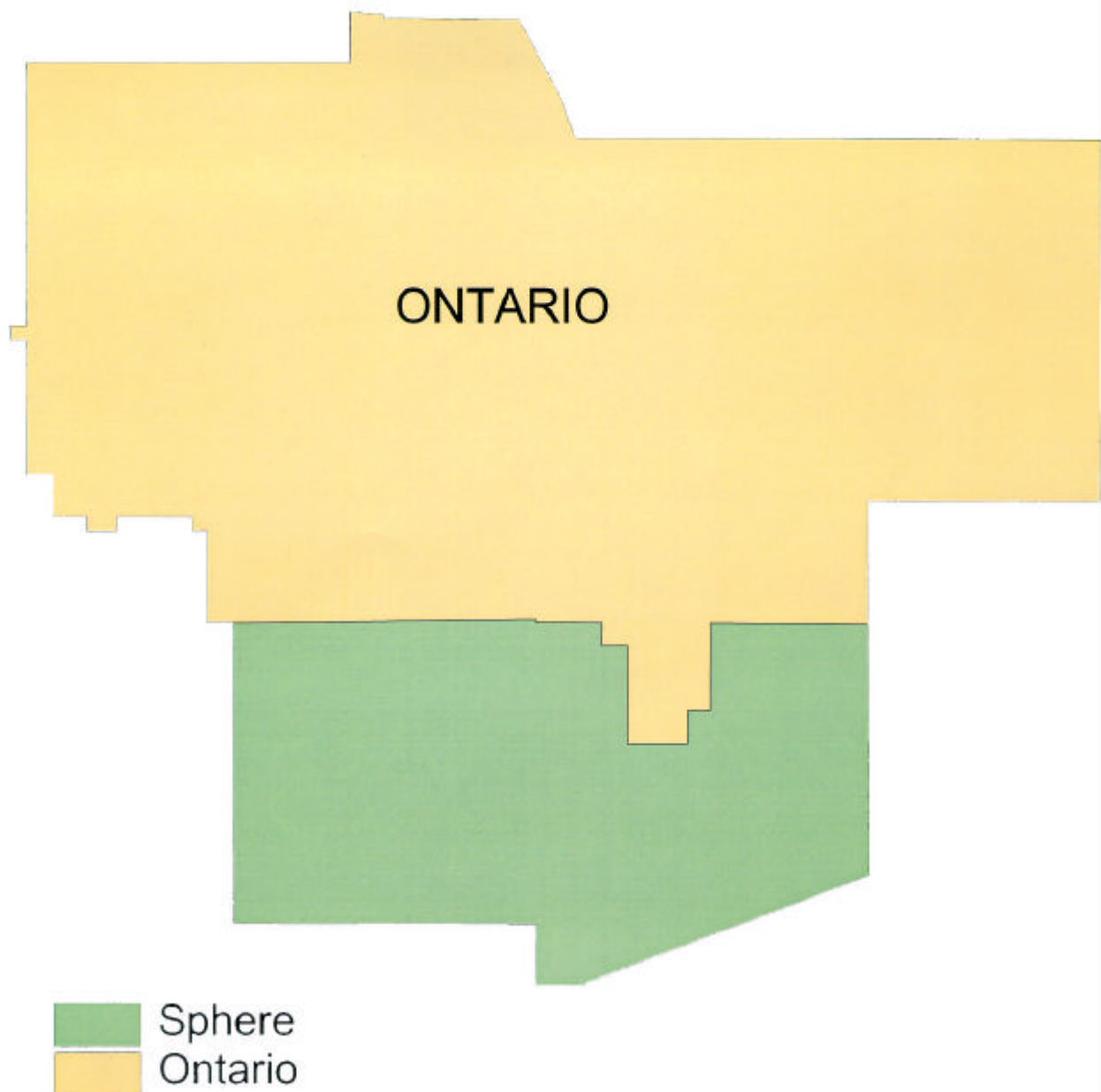


FIGURE 5 - ONTARIO SPHERE OF INFLUENCE

Ontario Sphere of Influence

The 8,308 gross acres of Ontario SOI area were annexed by the City of Ontario (see Figure 5). According to the *City of Ontario Sphere of Influence General Plan Amendment* (January 1998), 5,196 acres of land in the SOI area will contain 31,188 dwelling units. Existing 1993 development figures provided by SCAG indicated 290 dwelling units residing on approximately

168 acres. After adjusting the results for data inconsistencies, the Ontario SOI could accommodate up to 31,143 additional units on 5,190.968 acres.

**TABLE A-9
ONTARIO SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	Ontario Sphere ¹			SCAG 1993			Buildout – Existing		
	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²
<1	--	0	0	--	0	0	<1	0	0
1-4.99	--	0	0	1.5	162.804	244	1-4.99	0	0
5-11.99	6.6	4434	20,396	6-15 ⁴	2.513	15	5-11.99	4431.487	20,381
12+	12+ ³	762	10,792	10.01+ ⁵	2.519	30	12+	759.481	10,762
TOTALS	--	5,196	31,188	--	167.836	290	--	5,190.9684	31,143

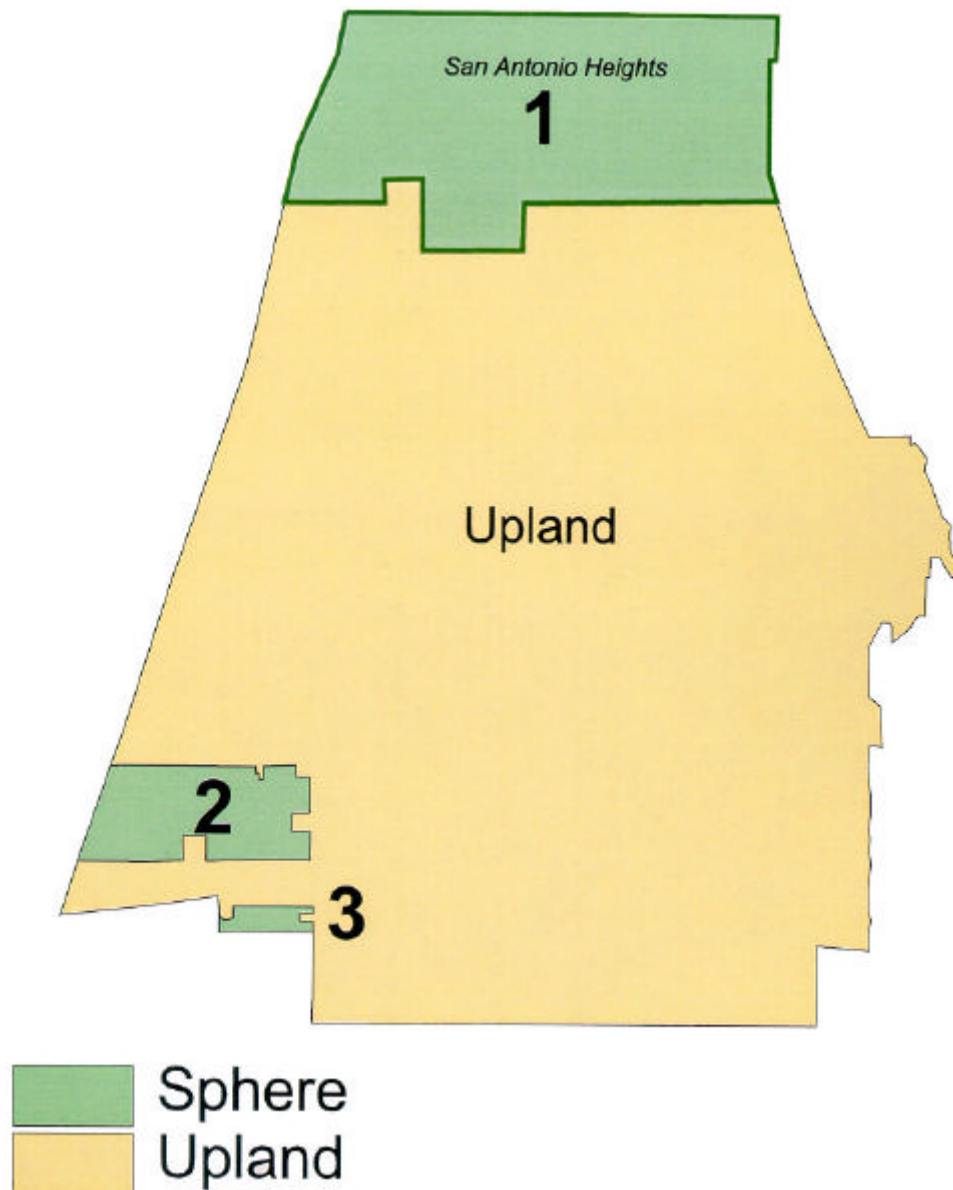
¹ Sources: San Bernardino County and SCAG GIS; and City of Ontario Sphere of Influence General Plan Amendment, January 1998

² Figures represent gross acreage

³ 20 du/ac

⁴ 6 du/ac

⁵ 12 du/ac

**FIGURE 6 - UPLAND SPHERE OF INFLUENCE**

Upland Sphere of Influence

The Upland SOI contains a total of 2,039.124 gross acres of land. This land is divided into three sphere areas, which are displayed in Figure 6. County land use categories allocate 1,155.377 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the Upland SOI is projected to accommodate a total buildout of 4,060 dwelling units. The table below displays the breakdown of these units by sphere. Data collected in 1993

by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 709 acres and 1,070 dwelling units. Spheres 2 and 3 are essentially built out, with almost no residential development potential. Allowing for data inconsistencies and density modifications, San Bernardino County density categories allow for the additional construction of 1,577 dwelling units on 450.622 acres of land remaining in Sphere 1.

**TABLE A-10
UPLAND SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout – Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 1</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ³	1,153.227	4036	<2 ⁶	702.565	1,054	1-4.99 ⁹	450.662	1,577
5-11.99	5-11.99 ⁴	0	0	6-10 ⁷	0	0	5-11.99	0	0
12+	12+	0	0	10.01+ ⁸	0.035	0	12+	0	0
Subtotals	--	1,153.227	4,036	--	702.6	1,054	--	450.662	1,577
<i>Sphere 2</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ³	0.034	0	<2 ⁶	5.76	9	1-4.99	0	0
5-11.99	5-11.99 ⁴	0.367	2	6-10 ⁷	0.825	7	5-11.99	0	0
12+	12+ ⁵	1.749	21	10.01+ ⁸	0	0	12+	1.749	21
Subtotals	--	2.150	23	--	6.585	15	--	1.749	21
<i>Sphere 3</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ³	0	0	<2 ⁶	21.389	32	1-4.99	0	0
5-11.99	5-11.99 ⁴	0	0	6-10 ⁷	0	0	5-11.99	0	0
12+	12+	0	0	10.01+ ⁸	0	0	12+	0	0
Subtotals	--	0	0	--	21.389	32	--	0	0
<i>Total</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99	1,153.261	4036	<2	708.325	1062	1-4.99	450.662	1,577
5-11.99	5-11.99	0.367	2	6-10	0.825	7	5-11.99	0	0
12+	12+	1.749	21	10.01+	0.035	0	12+	1.749	21
TOTALS	--	1,155.377	4,060	--	709.185	1,070	--	452.411	1,598

Sources: San Bernardino County and SCAG GIS

¹ Figures represent gross acreage

² 1 du/ac

³ 3.5 du/ac

⁴ 6.5 du/ac

⁵ 12 du/ac

⁶ 1.5 du/ac

⁷ 8 du/ac

⁸ 13 du/ac

⁹ The potential acres would not accommodate the potential dwelling units. Accordingly, the potential acres were multiplied by a density factor of 3.5 du/ac to obtain the potential dwelling units.

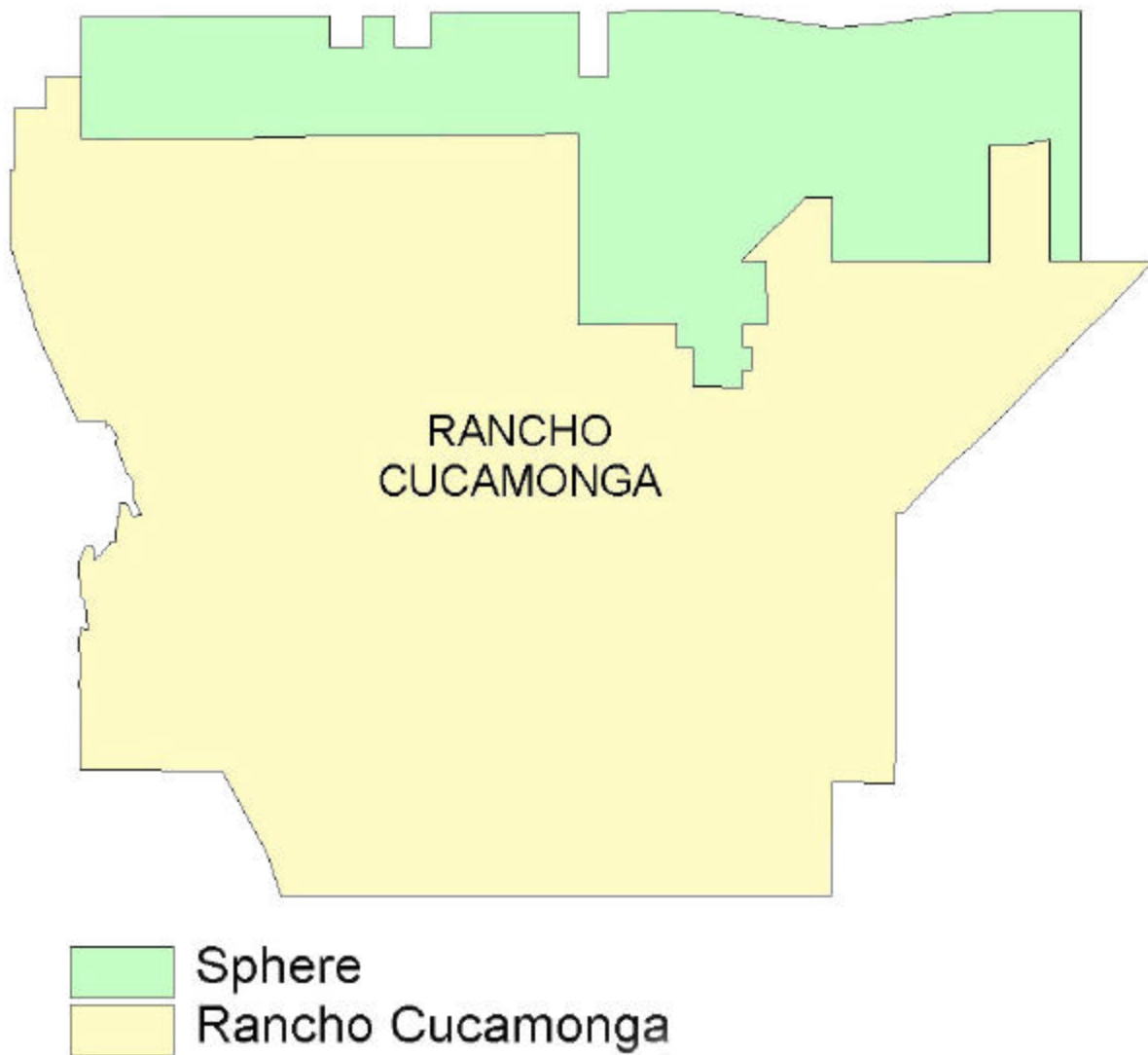


FIGURE 7 - RANCHO CUCAMONGA SPHERE OF INFLUENCE

Rancho Cucamonga Sphere of Influence

The Rancho Cucamonga SOI contains a total of 7,542.166 gross acres of land (see Figure 7). County land use categories allocate 1,886.112 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the Rancho Cucamonga SOI is projected to accommodate a total buildout of 1,993 dwelling units. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 32 acres and 48 dwelling units. After taking into account data inconsistencies, the Rancho Cucamonga SOI could accommodate 1,993 dwelling units on 1,886.082 acres of land.

The City of Rancho Cucamonga's 2000 Draft General Plan proposes 2,795 dwelling units to be built on 1,664 acres of land in the City's SOI by 2020. By this date, Rancho Cucamonga is expected to have annexed the entire SOI area. With the aforementioned existing development figures, City plans could accommodate up to 2,747 additional units on 1,631.981 acres. This figure is 754 housing units greater than the development potential under County land use categories.

**TABLE A-11
RANCHO CUCAMONGA SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)**

POTENTIAL UNITS UNDER COUNTY PLANS									
ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²
<1	<1 ³	1,866.627	1,867	--	0	0	<1	1,866.627	1,867
1-4.99	1-4.99	0.030	0	<2 ⁵	32.0194	48	1-4.99	0	0
5-11.99	5-11.99 ⁴	19.455	126	--	0	0	5-11.99	19.455	126
12+	12+	0	0	--	0	0	12+	0	0
TOTALS	--	1,886.112	1,993	--	32.0194	48	--	1,886.082	1,993
POTENTIAL UNITS UNDER RANCHO CUCAMONGA SOI PLANS									
ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	R. Cucamonga Sphere ¹			SCAG 1993			Buildout - Existing		
	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²	DU/AC	AC ²	DU ²
<1	--	0	0	--	0	0	<1	0	0
1-4.99	1.29-3.25 ⁶	1,664.000	2,795	<2 ⁵	32.0194	48	1-4.99	1,631.981	2,747
5-11.99	--	0	0	--	0	0	5-11.99	0	0
12+	--	0	0	--	0	0	12+	0	0
TOTALS	--	1,664	2,795	--	32.0194	48	--	1,631.981	2,747

¹ Sources: San Bernardino County and SCAG GIS; and City of Rancho Cucamonga Draft General Plan, July 2000

² Figures represent gross acreage

³ 1 du/ac

⁴ 5.5 du/ac

⁵ 1.5 du/ac

⁶ 1,333 acres at 1.29 du/ac and 331 acres at 3.25 du/ac

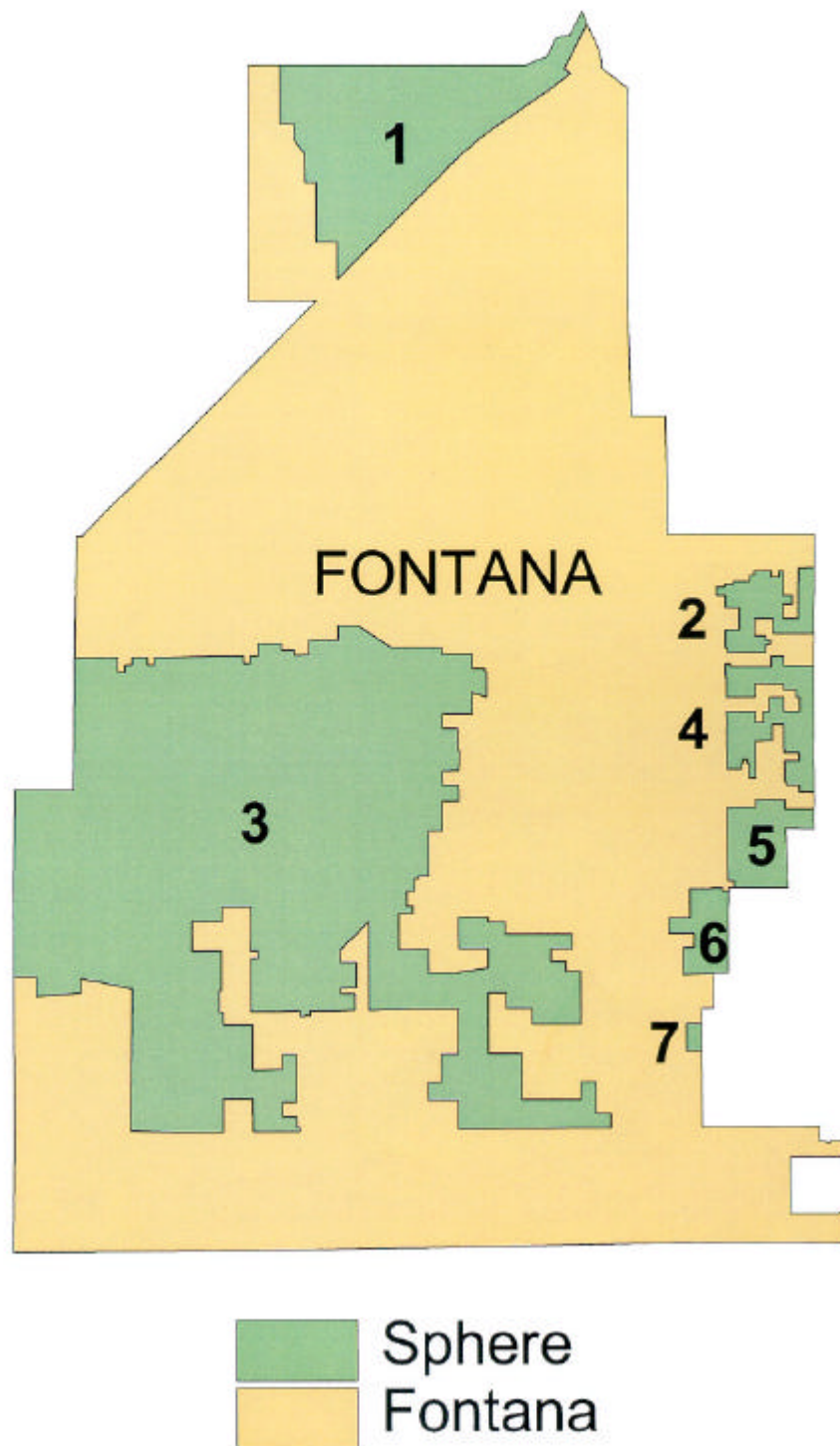


FIGURE 8 - FONTANA SPHERE OF INFLUENCE

Fontana Sphere of Influence

The Fontana SOI contains a total of 10,418 gross acres of land. This land is divided into seven sphere areas, which are displayed in Figure 8. County land use categories allocate 4,269.500 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the Fontana SOI is projected to accommodate a total buildout of 15,840 dwelling units. The table below displays the breakdown of these units by sphere. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for 3,257.194 acres and 6,056 dwelling units.

In some Spheres, however, (see Spheres 6 and 7 in the table below), little residential land remains, thus reducing residential development potential. After adjusting for data inconsistencies, San Bernardino County density categories allow for the additional construction of 6,376 dwelling units on 1,832.523 acres of land in the Fontana SOI.

TABLE A-12
FONTANA SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Sphere 1</i>									
<1	<1 ²	640.02	352	<1	35.258	0	<1	605	333
1-4.99	1-4.99 ³	0	0	<2 ⁹	0	0	1-4.99	0	0
5-11.99	5-11.99 ⁴	0	0	6-10	0	0	5-11.99	0	0
12+	12+	0	0	10.01+	0	0	12+	0	0
Subtotals	--	640.020	352	--	35.258	0	--	604.762	333
<i>Sphere 2</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁵	211.223	634	<2 ⁹	182.197	273	1-4.99	29	87
5-11.99	5-11.99 ⁴	0	0	6-10	0	0	5-11.99	0	0
12+	12+ ⁶	0	0	10.01+	0	0	12+	0	0
Subtotals	--	211.223	634	--	182.197	273	--	29.026	87
<i>Sphere 3</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ³	1,547.218	6,962	<2 ⁹	2,304.214	3,456	1-4.99	0	0
5-11.99	5-11.99 ⁷	1,165.002	5,825	6-10 ¹⁰	82.724	662	5-11.99	1,082.278	5,411
12+	12+ ⁶	0.803	10	10.01+ ¹²	32.814	342	12+	0	0
Subtotals	--	2,713.023	12,797	--	2419.752	4,460	--	1,082.278	5,411
<i>Sphere 4</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁵	319.184	958	<2 ⁹	279.13	419	1-4.99	40	120
5-11.99	5-11.99 ⁴	0	0	6-10 ¹⁰	18.545	148	5-11.99	0	0
12+	12+ ⁶	0	0	10.01+ ¹³	0.000	0	12+	0	0
Subtotals	--	319.184	958	--	297.675	567	--	40.054	120

**TABLE A-12
FONTANA SPHERE OF INFLUENCE
WEST VALLEY PLANNING AREA (RSA 28)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Sphere 5</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ³	200.743	602	<2 ⁹	216.651	325	1-4.99	0	0
5-11.99	5-11.99 ⁴	39.056	273	6-10	0	0	5-11.99	39.056	273
12+	12+ ⁶	0	0	10.01+	0	0	12+	0	0
Subtotals	--	239.799	876	--	216.651	325	--	39.056	273
<i>Sphere 6</i>									
<1	<1 ²	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁸	90.990	91	<2 ⁹	73.646	110	1-4.99	17	17
5-11.99	5-11.99 ⁴		0	6-10 ¹⁰	16.778	134	5-11.99	0.000	0
12+	12+ ⁶		0	10.01+ ¹³	12.065	181	12+	0.000	0
Subtotals	--	90.990	91	--	102.489	426	--	17.344	17
<i>Sphere 7</i>									
<1	<1 ²	1.015	1	--	0	0	<1	1.015	1
1-4.99	1-4.99 ³	0	0	<2 ⁹	3.168	5	1-4.99	0	0
5-11.99	5-11.99 ⁴	18.988	133	6-10	0	0	5-11.99	18.988	133
12+	12+ ⁶	0	0	10.01+	0	0	12+	0	0
Subtotals	--	20.003	133	--	3.168	5	--	20.003	133
<i>Total</i>									
<1	<1	641.035	353	--	35	0	<1	605.777	333
1-4.99	1-4.99	2,369.358	9,247	<2	3,059.006	4,589	1-4.99	86.424	225
5-11.99	5-11.99	1,223.046	6,231	6-10	118.047	944	5-11.99	1,140.322	5,818
12+	12+ ⁶	0.803	10	10.01+	44.879	523	12+	0.000	0
TOTALS	--	4,234.242	15,840	--	3257.19	6,056	--	1,832.523	6,376

¹ Figures represent gross acreage

² 0.55 du/ac

³ 4.5 du/ac

⁴ 7 du/ac

⁵ 3 du/ac

⁶ 12 du/ac

⁷ 5 du/ac

⁸ 1 du/ac

⁹ 1.5 du/ac

¹⁰ 8 du/ac

¹¹ 13 du/ac

¹² Includes 1.782 net acres at 13 du/ac and 31.032 net acres at 15 du/ac

¹³ 15 du/ac

Source: County of San Bernardino

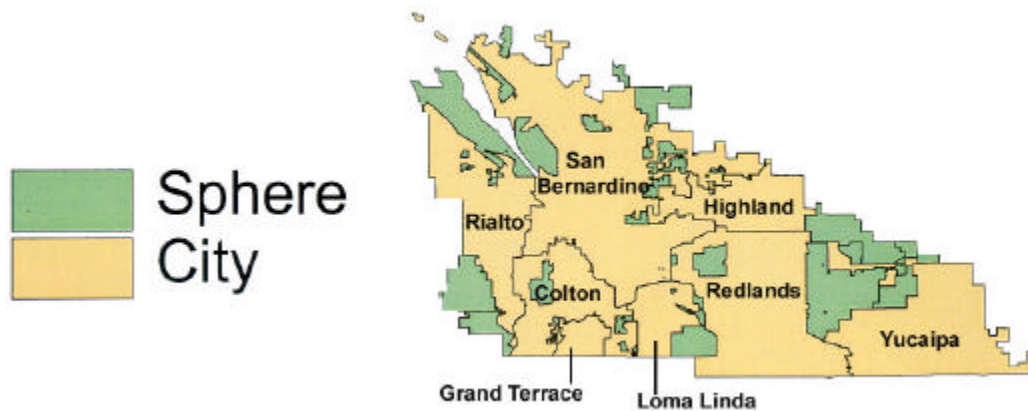


FIGURE 9 - EAST VALLEY - RSA 29

East Valley - RSA 29

The East Valley demonstrates significant residential development potential. Under County General Plan land categories, over 17,000 dwelling units could be constructed on approximately 16,700 acres of land in the East Valley's Spheres of Influence (SOIs). The majority of these potential units are found in the San Bernardino and Rialto Spheres of Influence, which offer the potential for 12,076 dwelling units (see discussion on San Bernardino and Rialto SOIs). The following table presents the number of buildout, existing, and potential dwelling units and acres for the East Valley. Subsequent discussions and tables discuss each SOI individually.

TABLE A-13
EAST VALLEY - RSA 29
VALLEY REGION

Potential Units Under County Plans						
ELEMENT DENSITY CATEGORIES	BUILDOUT		EXISTING		POTENTIAL	
	<i>General Plan</i>		<i>SCAG 1993</i>		<i>Buildout - Existing</i>	
	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>	<i>AC¹</i>	<i>DU¹</i>
<1	13,132	3,485	20	29	11,516	3,483
1-4.99	8,001	27,540	6,601	9,861	4,597	7,465
5-11.99	333	2,203	136	1,099	231	1,477
12+	443	5305	167	2,504	400	4,761
TOTALS	21,909	38,533	6,924	13,493	16,744	17,186

¹ Figures represent gross acreage

Environmental and Infrastructure Constraints

Inadequate infrastructure is a problem in the East Valley Region because much of the area was settled earlier and infrastructure was sized for scattered, lower density development. Some small, private water systems in parts of the East Valley do not meet modern water pressure or water facility requirements. In order for development to occur in these areas, these systems are likely to be absorbed by nearby public districts.

North Rialto is experiencing septic system problems. The sandy soils in this area percolate rapidly, causing groundwater contamination. As a result, development is limited to large lots until sewers or package septic systems are available. All of the development in the Bloomington area is on septic systems. In the unincorporated Fontana area, the continued reliance on septic systems coupled with the historic use of agricultural fertilizers has resulted in groundwater contamination in some areas. Development in Crafton, Oak Glen and Mentone will be on septic systems unless package sewage treatment systems are built to support higher densities. The Mentone area can be served by the Redlands sewer system.

School systems, police and fire protection have been stretched thin to cover recent rapid growth in the area. Virtually all of these districts assess special impact fees on new development within their bounds. While these cover the capital costs of new equipment and facilities, they do not cover operating costs. This is a continual problem throughout the County.

Flood hazard is a major environmental constraint in the East Valley. The steep slopes of the mountains to the north and south of the region channel runoff to the rivers and creeks in the area. The Santa Ana River runs through the East Valley and the area is crisscrossed by creeks and drainage channels. In the outlying areas, drainage improvements will have to be made before development can occur. The cost of these improvements is likely to be passed on to new residents.

Active earthquake fault lines are located along the base of the San Bernardino Mountains in the East Valley. Most of the fault zones are within the National Forest boundaries or zoned for large lot development to ensure the proper setbacks.

Because this area contains some of the oldest settlements in the County, it also contains much that is of archaeological, historical or architectural value. Resources range from cobblestone-lined drainage channels built by the Indians, to ornate Victorian homes built in the late nineteenth and early twentieth centuries. Overall, the development potential of the East Valley is considered to be somewhat constrained by sewage and flooding constraints. In terms of satisfying RHNA New Construction needs for very low income households, however, development in the East Valley is not constrained. The City of San Bernardino SOI contains the only significant development potential for very low income households in the East Valley and is not regarded as constrained by environmental or infrastructure constraints.

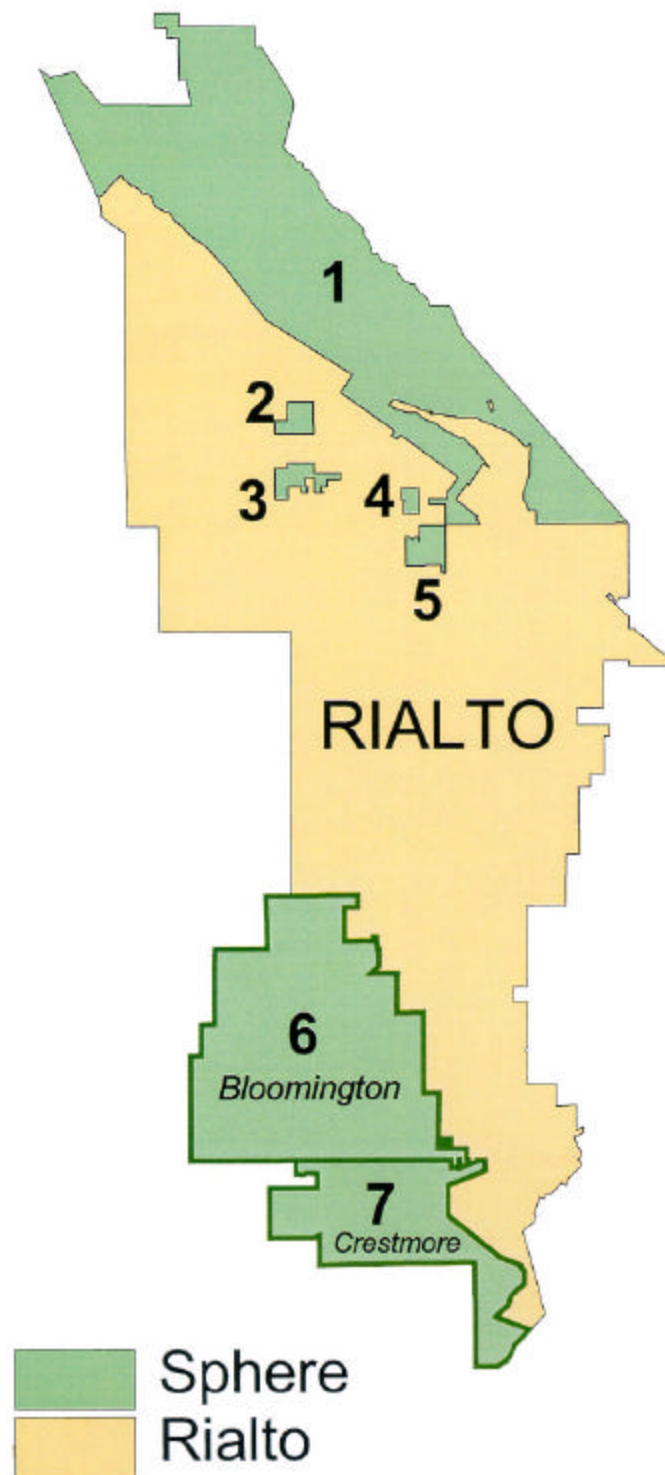


FIGURE 10 - RIALTO SPHERE OF INFLUENCE

Rialto Sphere of Influence

The Rialto Sphere of Influence (SOI) contains a total of 8,984 gross acres of land. This land is divided into seven sphere areas, which are displayed in Figure 10. County land use categories designate 6,962.915 acres as suitable for residential uses. Based upon County density categories and assumptions presented in the table below, the Rialto SOI is projected to accommodate a total buildout of 12,627 dwelling units. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 2,295 acres and 4,139 dwelling units. Applying density factors based on existing housing developments and adjusting for data inconsistencies, County land use designations could accommodate approximately 4,834 additional dwelling units on 5,182.588 acres of land.

TABLE A-14
RIALTO SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Sphere 1²</i>									
<1	<1 ³	2626.628	26	--	0	0	<1	2626.628	26
1-4.99	1-4.99 ⁴	1320.728	3962	<2 ⁹	270.728	406	1-4.99	1050.000	3150
5-11.99	5-11.99 ⁷		0	>=6	0	0	5-11.99	0.000	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	3,947.356	3,988	--	270.728	406	--	3,676.628	3,176
<i>Sphere 2</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁶	59.178	266	<2 ⁹	48.779	73	1-4.99 ¹²	10.399	47
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	59.178	266	--	48.779	73	--	10.399	47
<i>Sphere 3</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁶	75.853	341	<2 ⁹	51.798	78	1-4.99 ¹²	24.055	108
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	75.853	341	--	51.798	78	--	24.055	108
<i>Sphere 4</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁶	24.245	109	<2 ⁹	24.247	36	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	24.245	109	--	24.247	36	--	0	0

**TABLE A-14
RIALTO SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 5</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁶	84.304	379	<2 ⁹	77.933	117	1-4.99 ¹²	6.371	29
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	84.304	379	--	77.933	117	--	6.371	29
<i>Sphere 6</i>									
<1	<1 ⁵	1136	1136.057	--	0	0	<1	1136.057	1136
1-4.99	1-4.99 ⁶	891.470	4012	<2 ⁹	1383.884	2,076	1-4.99	0	0
5-11.99	5-11.99 ⁷	62.282	436	>=6 ¹⁰	57.547	460	5-11.99	4.735	0
12+	12+ ⁸	1.541	18	3.01-18 ¹¹	15.706	236	12+	0	0
Subtotals	--	2,091.350	5,602	--	1457.137	2,772	--	1,140.792	1,136
<i>Sphere 7</i>									
<1	<1 ⁵	320.982	321	--	0	0	<1	320.982	321
1-4.99	1-4.99 ⁶	359.128	1616	<2 ⁹	356.286	534	1-4.99 ¹²	2.842	13
5-11.99	5-11.99 ⁷	0.519	4	>=6	0	0	5-11.99	0.519	4
12+	12+ ⁸		0	3.01-18 ¹¹	8.176	123	12+	0	0
Subtotals	--	680.629	1,941	--	364.462	657	--	324.343	337
<i>Total</i>									
<1	<1	4083.667	1483	--	0	0	<1	4083.667	1483
1-4.99	1-4.99	2814.906	10686	<2	2213.655	3320	1-4.99	1093.667	3347
5-11.99	5-11.99	62.801	440	>=6	57.547	460	5-11.99	5.254	4
12+	12+ ⁸	1.541	18	3.01-18	23.882	358	12+	0.000	0
TOTALS	--	6,962.915	12,627	--	2295.084	4,139	--	5,182.588	4,834

¹ Figures represent gross acreage

² Sphere 1 Potential Buildout-Existing (1-4.99 density) includes a planned development under review which would require a General Plan Amendment

³ .01 du/ac

⁴ 3 du/ac

⁵ 1 du/ac

⁶ 4.5 du/ac

⁷ 7 du/ac

⁸ 12 du/ac

⁹ 1.5 du/ac

¹⁰ 8 du/ac

¹¹ 15 du/ac

¹² The potential acreage would not accommodate the potential dwelling units. Accordingly, the potential acres were multiplied by a density factor of 4.5 du/ac to obtain the potential dwelling units.

Source: County of San Bernardino

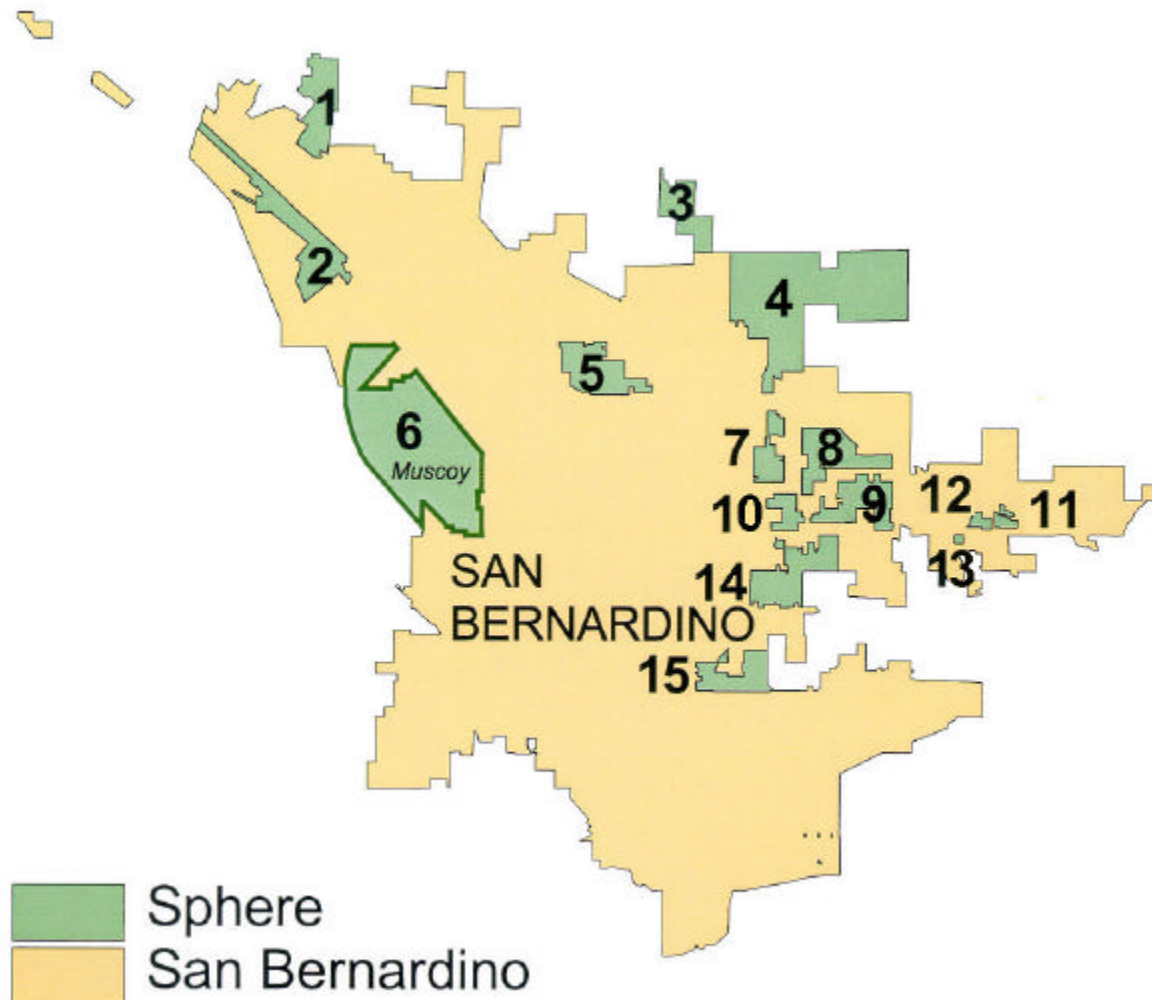


FIGURE 11 - CITY OF SAN BERNARDINO SPHERE OF INFLUENCE

City of San Bernardino Sphere of Influence

The City of San Bernardino SOI contains a total of 6,947.653 gross acres of land. This land is divided into sixteen sphere areas, which are displayed in Figure 11. County land use categories allocate 3,752.928 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the City of San Bernardino SOI is projected to accommodate a total buildout of 18,359 dwelling units. The table below displays the breakdown of these units by sphere. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 3,287 acres and 6,575 dwelling units.

In almost half of the Spheres, (see Spheres 1, 3, 4, 12, and 13 in the table below), little residential land remains, thus reducing residential development potential. After adjusting for density modifications and data inconsistencies, San Bernardino County density categories allow for the additional construction of 7,242 dwelling units on 1,313.725 acres of land in the City of San Bernardino SOI.

**TABLE A-15
SAN BERNARDINO SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 1</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	1.877	8	<2 ⁵	11.958	18	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	1.877	8	--	11.958	18	--	0	0
<i>Sphere 2</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	0	0	<2 ⁵	100.018	150	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+ ³	219.769	2637	3.01-18	0	0	12+	219.769	2,637
Subtotals	--	219.769	2,637	--	100.018	150	--	219.769	2,637
<i>Sphere 3</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	0	0	<2 ⁵	1.345	2	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+ ³	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	0	0	--	1.345	2	--	0	0
<i>Sphere 4</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	2.025	8	<2 ⁵	29.703	45	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+ ³	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	2.025	8	--	29.703	45	--	0	0
<i>Sphere 5</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	368.862	1660	<2 ⁵	284.014	426	1-4.99 ¹³	84.848	382
5-11.99	5-11.99	0	0	>=6 ⁶	8.841	83	5-11.99	0	0
12+	12+ ³	0.347	4	3.01-18 ⁷	25.080	365	12+	0	0
Subtotals	--	369.209	1,664	--	317.935	874	--	84.848	382
<i>Sphere 6</i>									
<1	<1	563.577	564	--	0	0	<1	563.577	564
1-4.99	1-4.99 ²	1,061.182	4775	<2 ⁵	1,331.992	1,998	1-4.99	0	0
5-11.99	5-11.99 ⁴	0.002	0	>=6 ⁸	4.763	38	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	1,624.761	5,339	--	1,336.755	2,036	--	563.577	564
<i>Sphere 7</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	179.624	808	<2 ⁵	138.667	208	1-4.99 ¹³	40.957	184

**TABLE A-15
SAN BERNARDINO SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
5-11.99	5-11.99	0	0	$\geq 6^8$	19.745	158	5-11.99	0	0
12+	12+	0	0	3.01-18 ⁹	17.468	253	12+	0	0
Subtotals	--	179.624	808	--	175.88	619	--	40.957	184
<i>Sphere 8*</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	358.770	1614	<2 ⁵	335.930	504	1-4.99 ¹³	22.840	103
5-11.99	5-11.99 ⁴	0.039	0	≥ 6	0	0	5-11.99	0.039	0
12+	12+ ³	0.020	0	3.01-18 ¹⁰	0.489	7	12+	0	0
Subtotals	--	358.829	1,615	--	336.419	511	--	22.879	103
<i>Sphere 9</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	316.234	1423	<2 ⁵	291.755	438	1-4.99 ¹³	24.479	110
5-11.99	5-11.99 ⁴	0.930	6	≥ 6	0	0	5-11.99	0.930	6
12+	12+ ³	0.719	9	3.01-18 ¹⁰	6.881	103	12+	0	0
Subtotals	--	317.883	1,438	--	298.636	541	--	25.409	116
<i>Sphere 10</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	2.652	12	<2 ⁵	40.527	61	1-4.99	0	0
5-11.99	5-11.99 ⁴	103.582	673	≥ 6	0	0	5-11.99	103.582	673
12+	12+ ³	1.946	23	3.01-18 ¹⁰	37.081	556	12+	0	0
Subtotals	--	108.180	709	--	77.608	617	--	103.582	673
<i>Sphere 11</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	38.628	174	<2 ⁵	38.805	58	1-4.99	0	0
5-11.99	5-11.99 ⁴	0.239	2	≥ 6	0	0	5-11.99	0.239	2
12+	12+	0	0	3.01-18 ¹⁰	0.177	3	12+	0	0
Subtotals	--	38.867	175	--	38.982	61	--	0.239	2
<i>Sphere 12</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	32.239	145	<2 ⁵	30.930	46	1-4.99 ¹³	1.309	6
5-11.99	5-11.99	0	0	≥ 6	0	0	5-11.99	0	0
12+	12+ ³	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	32.239	145	--	30.93	46	--	1.309	6
<i>Sphere 13</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99	0	0	<2 ⁵	10.589	16	1-4.99	0	0
5-11.99	5-11.99 ⁴	9.912	64	≥ 6	0	0	5-11.99	9.912	64
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	9.912	64	--	10.589	16	--	9.912	64

**TABLE A-15
SAN BERNARDINO SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Sphere 14</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	215.942	972	<2 ⁵	368.450	553	1-4.99	0	0
5-11.99	5-11.99 ⁴	2.932	19	>=6 ¹¹	2.440	24	5-11.99	0.492	0
12+	12+ ³	188.178	2258	3.01-18 ¹⁰	10.712	161	12+	177.466	2,097
Subtotals	--	407.052	3,249	--	381.602	738	--	177.958	2,097
<i>Sphere 15</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	19.361	87	<2 ⁵	133.581	200	1-4.99	0	0
5-11.99	5-11.99 ⁴	63.286	411	>=6	0	0	5-11.99	63.286	411
12+	12+ ³	0.054	0	3.01-18 ¹²	5.031	100	12+	0	0
Subtotals	--	82.701	498	--	138.612	301	--	63.286	411
<i>Total</i>									
<1	<1	563.577	564	--	0	0	<1	563.577	564
1-4.99	1-4.99	2,597.396	11,687	<2	3,148.264	4722	1-4.99	174.433	785
5-11.99	5-11.99	180.922	1,176	>=6	35.789	304	5-11.99	178.480	1,157
12+	12+ ⁵	411.033	4,932	3.01-18	102.919	1548	12+	397.235	4,735
TOTALS	--	3,752.928	18,359	--	3286.972	6,575	--	1,313.725	7,242

¹ Figures represent gross acreage

² 4.5 du/ac

³ 12 du/ac

⁴ 6.5 du/ac

⁵ 1.5 du/ac

⁶ Includes 2.593 acres at 8 du/ac and 6.248 acres at 10 du/ac

⁷ Includes 5.811 acres at 13 du/ac, 19.262 acres at 15 du/ac, and .007 acres at 20 du/ac

⁸ 8 du/ac

⁹ Includes 4.302 acres at 13 du/ac and 13.166 acres at 15 du/ac

¹⁰ 15 du/ac

¹¹ 10 du/ac

¹² Includes 0.065 acres at 15 du/ac and 4.966 acres at 20 du/ac

¹³ The potential acreages would not accommodate the potential dwelling units. Accordingly, the potential acres were multiplied by a density factor of 4.5 du/ac to obtain the potential dwelling units.

** Small discrepancies may occur due to rounding.

Source: County of San Bernardino

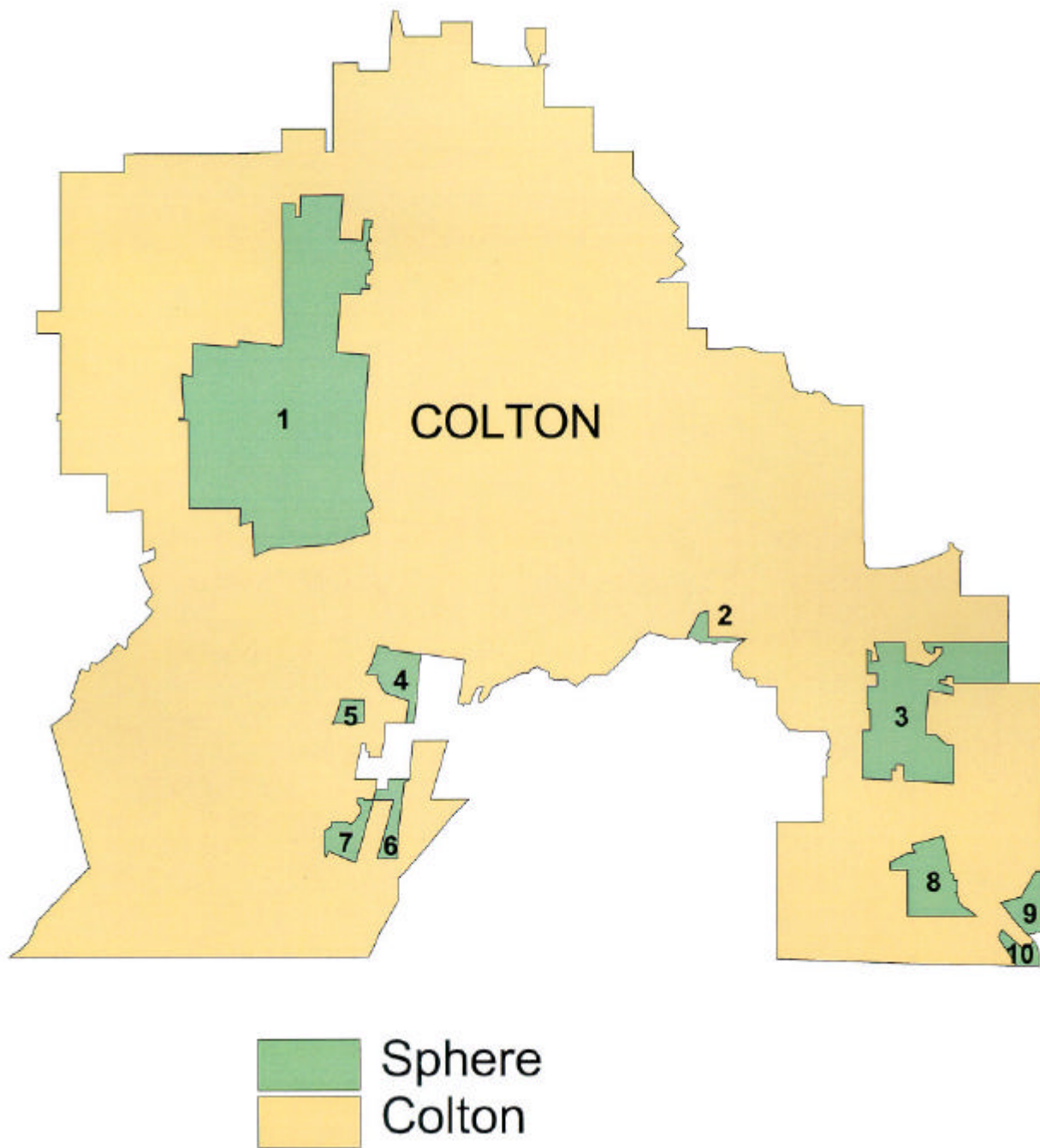


FIGURE 12 - COLTON SPHERE OF INFLUENCE

Colton Sphere of Influence

The Colton SOI contains a total of 1,357.950 gross acres of land. This land is divided into ten sphere areas, which are displayed in Figure 12. County land use categories allocate 438.712 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the Colton SOI is projected to accommodate a total buildout of 1,499 dwelling units. The table below displays the breakdown of these units by sphere. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 332 acres and 519 dwelling units. Nearly all of the sphere areas, however, (see Spheres 1, 2, 4-7, 9, and 10 in the table below), are essentially built out, with almost no residential development potential. Allowing for data inconsistencies and density modifications, San Bernardino County density categories allow for the additional construction of 1,414 dwelling units on 305.242 acres of land remaining primarily in Spheres 3 and 8.

TABLE A-16
COLTON SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 1</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	4.730	21	<2 ⁶	188.176	282	1-4.99	0	0
5-11.99	5-11.99 ³	19.743	138	6-10 ⁷	1.745	14	5-11.99	17.998	128
12+	12+	0	0	10.01+ ⁸	4.547	59	12+	0	0
Subtotals	--	24.473	159	--	194.468	355	--	17.998	128
<i>Sphere 2</i>									
<1	<1	5.553	6	--	0	0	<1	5.553	6
1-4.99	1-4.99 ²	0.227	1	<2 ⁶	0.666	1	1-4.99	0	0
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+ ⁴	2.066	25	10.01+	0	0	12+	2.066	25
Subtotals	--	7.846	31	--	0.666	1	--	7.619	30
<i>Sphere 3</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	241.795	1088	<2 ⁶	76.377	115	1-4.99 ⁹	165.418	744
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+ ⁴	0.005	0	10.01+	0	0	12+	0.005	0
Subtotals	--	241.800	1,088	--	76.377	115	--	165.423	744

**TABLE A-16
COLTON SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 4</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	3.404	15	<2 ⁶	2.276	3	1-4.99 ⁹	1.128	5
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+	0	0	10.01+	0	0	12+	0	0
Subtotals	--	3.404	15	--	2.276	3	--	1.128	5
<i>Sphere 5</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	12.538	56	<2 ⁶	9.629	14	1-4.99 ⁹	2.909	13
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+	0	0	10.01+	0	0	12+	0	0
Subtotals	--	12.538	56	--	9.629	14	--	2.909	13
<i>Sphere 6</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	1.988	9	<2 ⁶	13.784	21	1-4.99	0	0
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+	0	0	10.01+	0	0	12+	0	0
Subtotals	--	1.988	9	--	13.784	21	--	0.000	0
<i>Sphere 7</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	30.972	139	<2 ⁶	6.332	9	1-4.99 ⁹	24.640	111
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+	0	0	10.01+	0	0	12+	0	0
Subtotals	--	30.972	139	--	6.332	9	--	24.640	111
<i>Sphere 8</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	73.385	330	<2 ⁶	17.276	26	1-4.99 ⁹	56.109	252
5-11.99	5-11.99	0	0	6-10 ⁷	1.103	9	5-11.99	0	0
12+	12+	0.422	5	10.01+	0	0	12+	0.422	0
Subtotals	--	73.807	335	--	18.379	35	--	56.531	252
<i>Sphere 9</i>									
<1	<1 ⁵	0.345	0	--	0	0	<1	0.345	0
1-4.99	1-4.99 ²	29.470	133	<2 ⁶	7.367	11	1-4.99 ⁹	22.103	99
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+ ⁴	0.119	1	10.01+	0	0	12+	0.119	1
Subtotals	--	29.934	134	--	7.367	11	--	22.567	101

**TABLE A-16
COLTON SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 10</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	11.950	54	<2 ⁶	2.614	4	1-4.99 ⁹	9.336	42
5-11.99	5-11.99	0	0	6-10	0	0	5-11.99	0	0
12+	12+	0	0	10.01+	0	0	12+	0	0
Subtotals	--	11.950	54	--	2.614	4	--	9.336	42
<i>Total</i>									
<1	<1	5.898	6	--	0.000	0	<1	5.898	6
1-4.99	1-4.99	410.459	1,330	<2	324.497	446	1-4.99	278.734	1,254
5-11.99	5-11.99	19.743	138	6-10	2.848	14	5-11.99	17.998	128
12+	12+	2.612	25	10.01+	4.547	59	12+	2.612	26
TOTALS	--	438.712	1,499	--	331.892	519	--	305.242	1,414

Sources: San Bernardino County and SCAG GIS

¹ Figures represent gross acreage

² 4.5 du/ac

³ 7 du/ac

⁴ 12 du/ac

⁵ 1 du/ac

⁶ 1.5 du/ac

⁷ 8 du/ac

⁸ 13 du/ac

⁹ The potential acres would not accommodate the potential dwelling units. Accordingly, the potential acres were multiplied by a density factor of 4.5 du/ac to obtain the potential dwelling units.

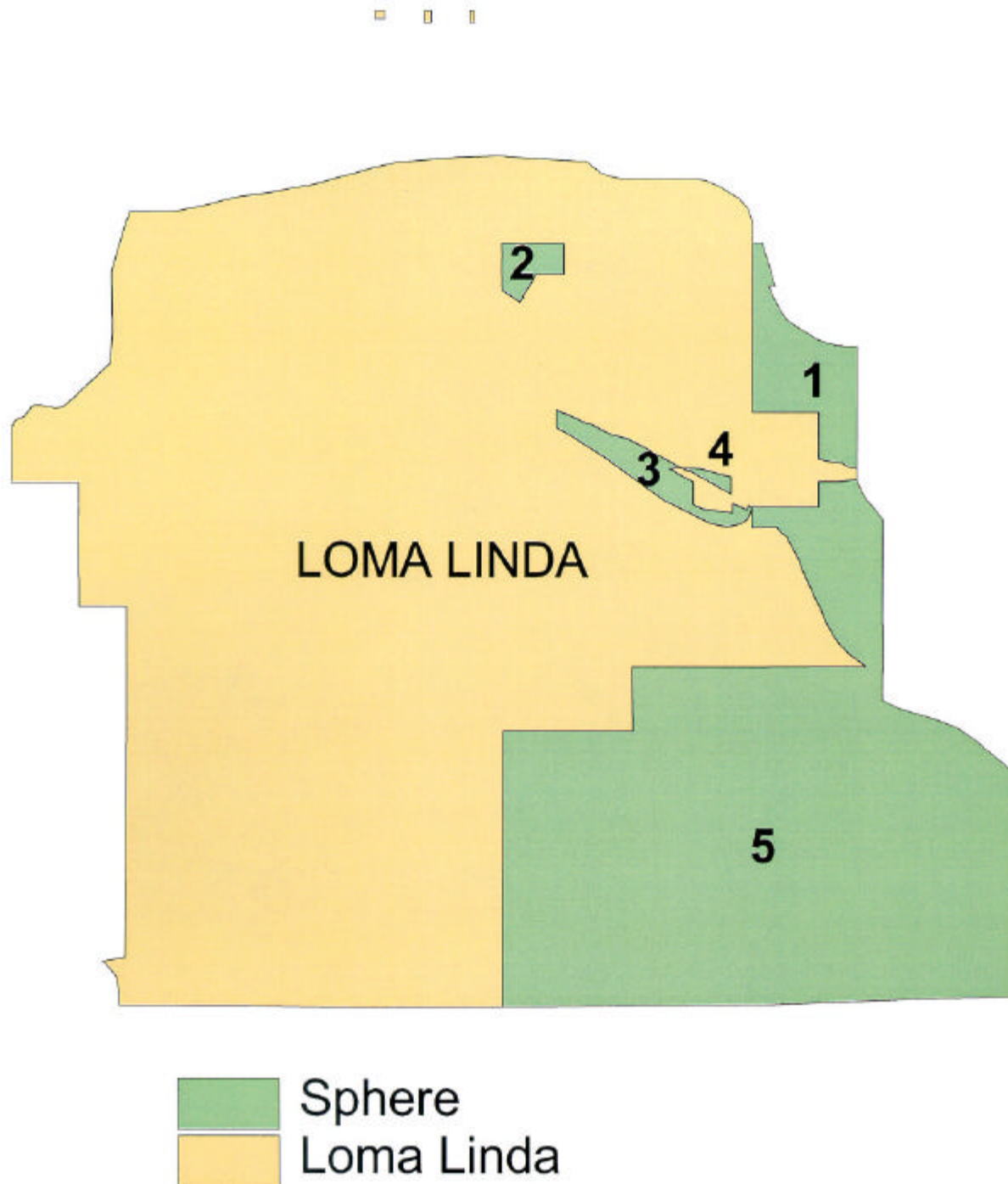


FIGURE 13 - LOMA LINDA SPHERE OF INFLUENCE

Loma Linda Sphere of Influence

The Loma Linda SOI contains a total of 1,863.763 gross acres of land. This land is divided into five spheres, with the majority of land located in Sphere 5 (see Figure 13). County land use categories allocate 1,751.336 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the Loma Linda SOI is projected to accommodate a total buildout of 1,347 dwelling units. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 102 acres and 189 dwelling units. After incorporating density modifications based upon existing housing projects, the Loma Linda SOI could accommodate 912 dwelling units on 1,561.367 acres of land.

TABLE A-17
LOMA LINDA SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Sphere 1</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99	100	300	<2 ^b	15.692	24	1-4.99	84.308	253
5-11.99	5-11.99 ²	0.0222	0	>=6	0	0	5-11.99	0.022	0
12+	12+ ³	1.197	14	3.01-18 ⁴	1.980	30	12+	0	0
Subtotals	--	101.219	315	--	17.672	53	--	84.330	253
<i>Sphere 2</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁴	25.235	114	<2 ^b	25.396	38	1-4.99	0	0
5-11.99	5-11.99 ²	0.170	1	>=6	0	0	5-11.99	0.170	1
12+	12+	0	0	3.01-18 ⁴	0.032	0	12+	0	0
Subtotals	--	25.405	115	--	25.428	39	--	0.170	1
<i>Sphere 3</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ⁴	25.740	116	<2 ^b	25.588	38	1-4.99 ⁹	0.152	1
5-11.99	5-11.99 ²	1.350	9	>=6	0	0	5-11.99	1.350	9
12+	12+	0	0	3.01-18 ⁸	0.778	10	12+	0	0
Subtotals	--	27.090	125	--	26.366	48	--	1.502	9
<i>Sphere 4</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99	0	0	<2	0	0	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	0	0	--	0	0	--	0	0

**TABLE A-17
LOMA LINDA SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Sphere 5</i>									
<1	<1 ⁵	1565	648	--	0	0	<1	1565.365	648
1-4.99	1-4.99 ⁴	32.257	145	<2 ⁶	32.257	48	1-4.99 ⁹	0.000	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	1,597.622	793	--	32.257	48	--	1,565.365	648
<i>Total</i>									
<1	<1	1,565.365	648	--	0	0	<1	1565.365	648
1-4.99	1-4.99	183.232	674	<2	98.933	148	1-4.99	84.460	254
5-11.99	5-11.99	1.542	10	>=6	0	0	5-11.99	1.542	10
12+	12+	1.197	14	3.01-18	2.790	40	12+	0	0
TOTALS	--	1,751.336	1,347	--	101.723	189	--	1,651.367	912

¹ Figures represent gross acreage

² 6.5 du/ac

³ 12 du/ac

⁴ 4.5 du/ac

⁵ 1 du/ac

⁶ 1.5 du/ac

⁷ 15 du/ac

⁸ 13 du/ac

⁹ The potential acreages would not accommodate the potential dwelling units. Accordingly, the potential acres were multiplied by a density factor of 4.5 du/ac to obtain the potential dwelling units.

Source: County of San Bernardino

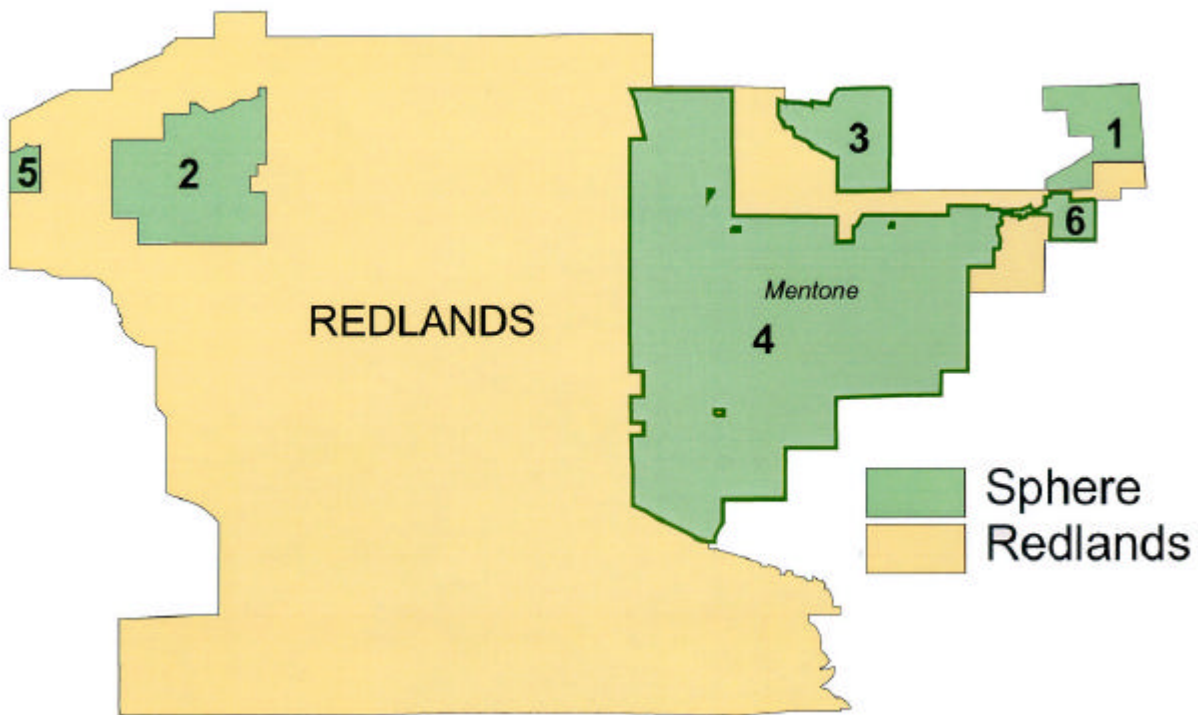


FIGURE 14 - REDLANDS SPHERE OF INFLUENCE

Redlands Sphere of Influence

The Redlands SOI contains a total of 7,847.271 gross acres of land. This land is divided into six sphere areas, which are displayed in Figure 14. As shown in the figure, the majority of land is found in Sphere 4. County land use categories allocate 4,454.684 acres for residential uses. Based upon County density categories and assumptions presented in the table below, the Redlands SOI is projected to accommodate a total buildout of 4,307 dwelling units. The table displays the breakdown of these units by sphere. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that existing residential land use accounted for approximately 889 acres and 1,859 dwelling units.

Spheres 2 and 5, however, contain no land designated for residential uses. The greatest residential development potential is found in Sphere 4, which contains over 2,800 acres of land suitable for residential development. After considering additional data inconsistencies and density modifications, the Redlands SOI could accommodate up to 2,393 additional dwelling units on approximately 3,591 acres of land.

**TABLE A-18
REDLANDS SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	General Plan			SCAG 1993			Buildout - Existing		
	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹	DU/AC	AC ¹	DU ¹
<i>Sphere 1</i>									
<1	<1 ²	321.137	32	--	0	0	<1	321.137	32
1-4.99	1-4.99 ³	0	0	<2 ⁸	12.054	18	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	321.137	32	--	12.054	18	--	321.137	32
<i>Sphere 2</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99	0	0	<2 ⁸	5.914	9	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	0	0	--	5.914	9	--	0	0
<i>Sphere 3</i>									
<1	<1 ²	419.398	42	--	0	0	<1	419.398	42
1-4.99	1-4.99 ³	40.000	180	<2 ⁸	39.301	59	1-4.99 ³	0.699	3
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	459.398	222	--	39.301	59	--	420.097	45
<i>Sphere 4⁴</i>									
<1	<1 ²	1,595	319	--	0	0	<1	1,595	319
1-4.99	1-4.99 ⁴	1,948	2,943	<2 ⁸	749.671	1,125	1-4.99 ⁸	1,198	1,818
5-11.99	5-11.99 ³	67.23	497	>=6 ⁹	40.117	321	5-11.99	27.113	176
12+	12+ ⁶	26.262	315	3.01-18 ¹⁰	33.207	315	12+	0	0
Subtotals	--	3,636.182	4,074	--	822.995	1,761	--	2,820.132	2,313
<i>Sphere 5</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99	0	0	<2 ⁸	0.084	0	1-4.99	0	0
5-11.99	5-11.99	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	0	0	--	0.084	0	--	0	0
<i>Sphere 6</i>									
<1	<1 ²	30	3	--	0	0	<1	30	3
1-4.99	1-4.99 ³	7.947	36	<2 ⁸	8.405	13	1-4.99	0	0
5-11.99	5-11.99 ⁶	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	37.947	39	--	8.405	13	--	30.000	3

TABLE A-18
REDLANDS SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Total</i>									
<1	<1	2,366	396	--	0	0	<1	2,366	396
1-4.99	1-4.99	1,996	3,159	<2	815.429	1223	1-4.99	1,181	1,821
5-11.99	5-11.99	67.230	437	>=6	40.117	321	5-11.99	27.113	176
12+	12+ ⁷	26.262	315	3.01-18	26	315	12+	0	0
TOTALS	--	4,454.664	4,309	--	882	1,859	--	3,591.366	2,393

¹ Figures represent gross acreage

² .1 du/ac

³ 4.5 du/ac

⁴ Sphere 4 adjusted based upon review of County General Plan and input from City

⁵ 1 du/ac

⁶ 6.5 du/ac

⁷ 12 du/ac

⁸ 1.5 du/ac

⁹ 8 du/ac

¹⁰ 9.5 du/ac

Source: County of San Bernardino

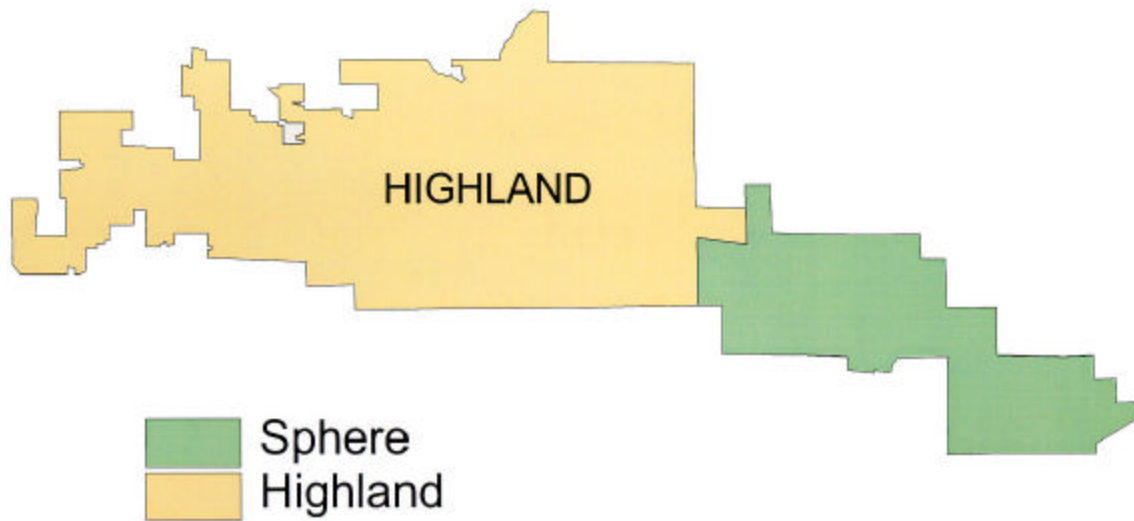


FIGURE 15 - HIGHLAND SPHERE OF INFLUENCE

Highland Sphere of Influence

The Highland SOI area contains 3,212.098 gross acres of land (see Figure 15). The entire sphere of influence was annexed in 2000 with zoning categories equivalent to County designations. County land use designations show a buildout number of 321 dwelling units. Existing 1993 development figures provided by SCAG indicated that the Highland SOI contains very little residential development - only 29 dwelling units resided on approximately 20 acres. Given the low density character of the Highland SOI, up to 319 additional units could be constructed on 3,192.570 acres of land. The table below displays the breakdown of these units by density.

TABLE A-19
HIGHLAND SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<1	<1 ²	3212.098	321	1.5	19.528	29	<1	3192.570	319
1-4.99	1-4.99 ³	0	0	<2 ⁵	0	0	1-4.99	0	0
5-11.99	5-11.99 ⁴	0	0	>=6	0	0	5-11.99	0	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
TOTALS	--	3,212.098	321	--	19.528	29	--	3,192.570	319

¹ Figures represent gross acreage

² 1 du/ac

³ 4.5 du/ac

⁴ 6.5 du/ac

⁵ 1.5 du/ac

Source: County of San Bernardino

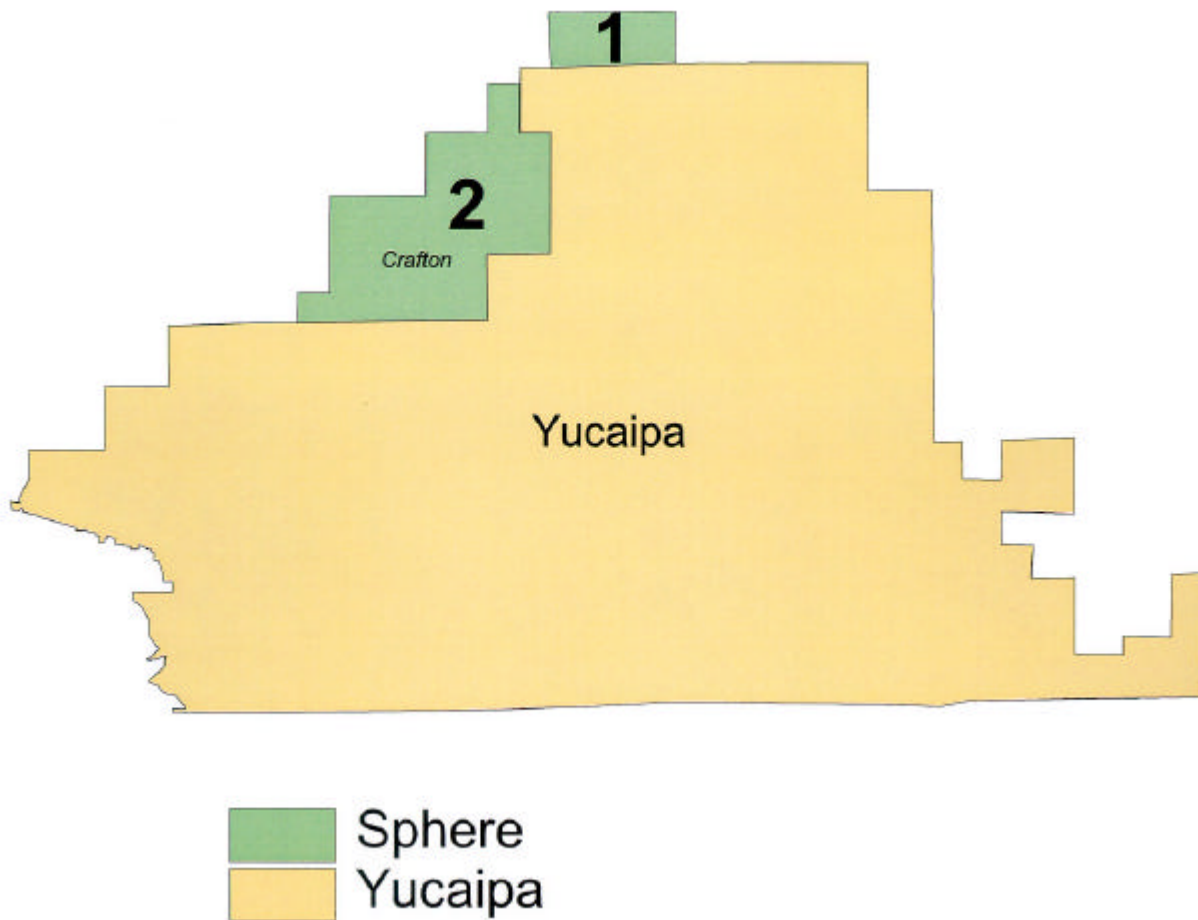


FIGURE 16 - YUCAIPA SPHERE OF INFLUENCE

Yucaipa Sphere of Influence

The Yucaipa SOI contains a total of 1,602.403 gross acres of land. This land is divided into two sphere areas, which are displayed in Figure 16. As shown in the figure, the majority of land is found in Sphere 2. County land use categories allocate 1,335.872 acres for residential uses. Based upon County density categories, the Yucaipa SOI is projected to accommodate a total buildout of 73 dwelling units. Data collected in 1993 by the Southern California Association of Governments (SCAG) indicated that there may be one dwelling unit in the Yucaipa SOI.

The Yucaipa SOI, therefore, could accommodate up to 72 additional dwelling units at very low densities on nearly all of the 1,335.872 acres of land. The table displays the breakdown of these units by sphere, and shows that Sphere 2 contains all but 1 acre of land suitable for additional residential development.

**TABLE A-20
YUCAIPA SPHERE OF INFLUENCE
EAST VALLEY PLANNING AREA (RSA 29)**

ELEMENT DENSITY CATEGORIES	BUILDOUT			EXISTING			POTENTIAL		
	<i>General Plan</i>			<i>SCAG 1993</i>			<i>Buildout - Existing</i>		
	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>	<i>DU/AC</i>	<i>AC¹</i>	<i>DU¹</i>
<i>Sphere 1</i>									
<1	<1	0	0	--	0	0	<1	0	0
1-4.99	1-4.99 ²	0.873	4	<2 ⁵	0.040	1	1-4.99	0.833	3
5-11.99	5-11.99 ³	0.315	2	>=6	0	0	5-11.99	0.315	2
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	1.188	6	--	0.04	1	--	1.148	5
<i>Sphere 2</i>									
<1	<1 ⁴	1334.684	67	--	0	0	<1	1334.684	67
1-4.99	1-4.99	0	0	<2	0	0	1-4.99	0	0
5-11.99	5-11.99 ³	0	0	>=6	0	0	5-11.99	0.000	0
12+	12+	0	0	3.01-18	0	0	12+	0	0
Subtotals	--	1,334.684	67	--	0	0	--	1,334.684	67
<i>Total</i>									
<1	<1	1334.684	67	--	0	0	<1	1334.684	67
1-4.99	1-4.99	0.873	4	<2	0.040	1	1-4.99	0.833	3
5-11.99	5-11.99	0.315	2	>=6	0	0	5-11.99	0.315	2
12+	12+	0	0	3.01-18	0	0	12+	0	0
TOTALS	--	1,335.872	73	--	0.04	1	--	1,335.832	72

Source: County of San Bernardino

¹ Figures represent gross acreage² 4.5 du/ac³ 6.5 du/ac⁴ .05 du/ac⁵ 1.5 du/ac

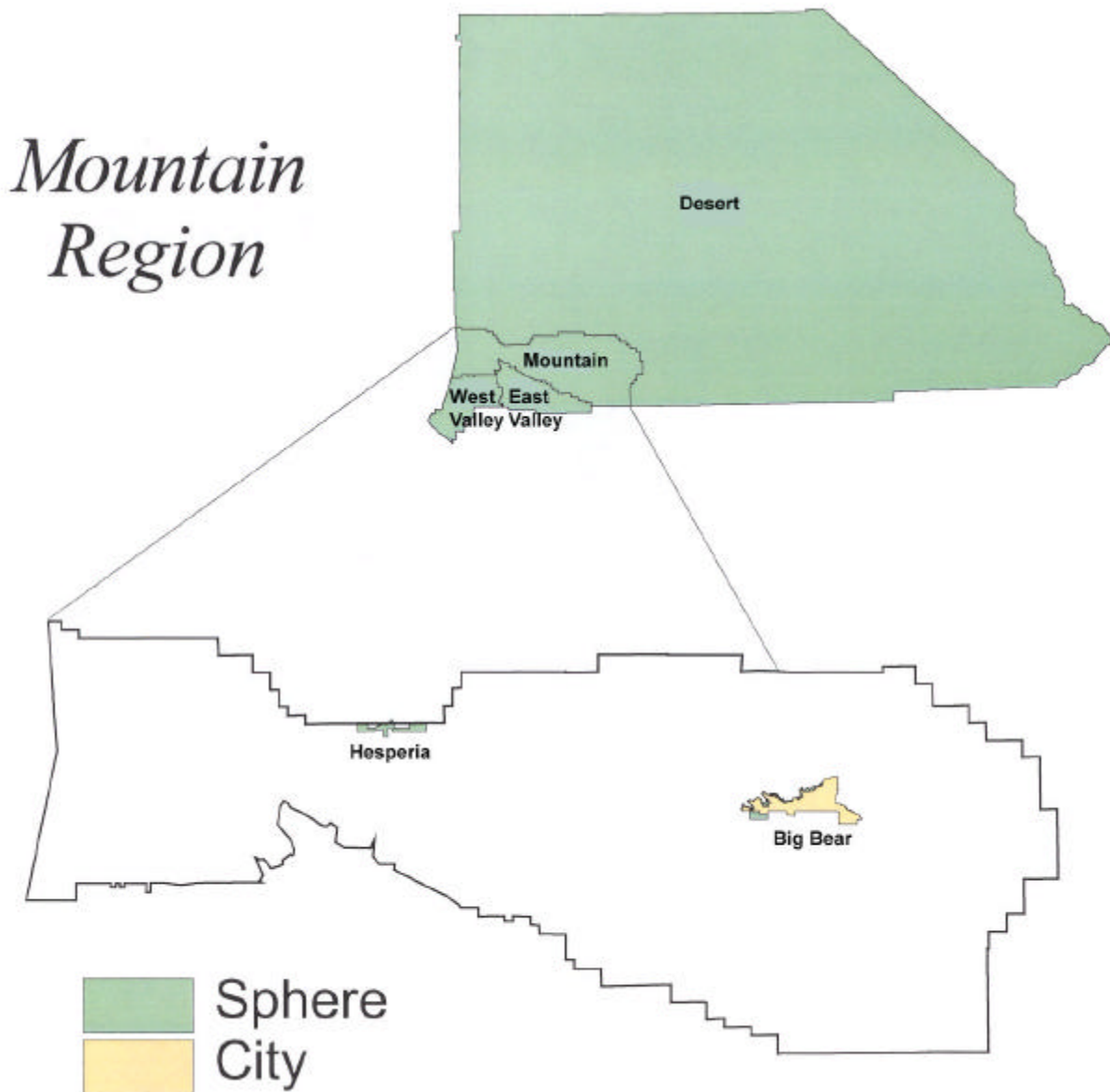


FIGURE 17 - MOUNTAIN REGION

IV. Mountain Region Summary

The Mountain Region contains the sphere areas of the cities of Big Bear and Hesperia. Based upon the land analysis, one of the two Big Bear sphere areas is built out. The Hesperia SOI is nearly built out, with only 5 acres of developable land. The remaining sphere area in Big Bear contains approximately 245 acres of land suitable for up to 290 units of residential development primarily at a density of less than one unit per acre. The table below illustrates the limited development potential of the SOIs within the Mountain Region.

TABLE A-21
POTENTIAL DWELLING UNIT CONSTRUCTION BY JURISDICTION
MOUNTAIN REGION
SAN BERNARDINO COUNTY

<i>Jurisdiction</i>	<i>Total</i>	<i><1 du/ac ¹</i>	<i>1-4.99 du/ac ²</i>	<i>5-11.99 du/ac ³</i>	<i>12+ du/ac ⁴</i>
<i>Big Bear SOI</i>	290	238	4	12	36
<i>Hesperia SOI*</i>	31	0	0	31	0
MOUNTAIN REGION	321	238	4	43	36

* Represents Mountain portion of SOI

¹ 1 du/ac

² 3 du/ac

³ 6 du/ac

⁴ 12 du/ac Sources: San Bernardino County and SCAG GIS

Environmental and Infrastructure Constraints

All of the service-providing agencies are making improvements now or have plans to do so in the near future. Nevertheless, it is possible that in the next several years, development in one or more communities will have to be limited because of the lack of adequate sewer or water service. The cost of improvements to accommodate growth will be passed on and will increase the cost of development in the region.

Steep slopes in the mountains limit the area available for development, as well as the density. Vegetation on the slopes must be protected to prevent erosion into the streams and lakes and to protect the ecological balance in the area. In addition to steep slopes, much of the Mountains Region has very rocky soil making it difficult to grade building pads for housing. The boulders that are so scenic make installation of water and sewer lines and roads difficult and expensive.

Active earthquake faults and indications of potential landslide and mudflow activity have been identified in this subregion. The area is also subject to a high fire hazard due to its characteristics. These major cataclysms are not predictable but are nonetheless real threats, exacerbated by the crowded roads that cannot guarantee expeditious evacuation in the event of a catastrophe.

The environmental constraints of this subregion are reflected in the land ownership (U.S. Forest Service) and the low density land use designations. Much of the region was subdivided and sold before there was widespread recognition of these constraints, and without consideration of the potential for year-round occupancy of the area. As the demand for housing in this subregion continues to increase, and due to the limits of the supply, the cost of housing in this region is likely to escalate more rapidly than that of other areas of the County. Overall, the development potential of the Mountain Region is small enough to be considered unconstrained by environmental or infrastructure constraints. The majority of development potential occurs at <1 du/ac. Such housing units can often function independently and are better able to avoid the geological and geographic constraints present in the Mountain Region.



FIGURE 18 - BIG BEAR SPHERE OF INFLUENCE

Big Bear

The Big Bear SOI is divided into two sphere areas. Sphere area 1 surrounds Big Bear Lake and is built out. Sphere area 2 contains approximately 238 acres of land suitable for up to 290 units of residential development primarily at a density of less than one unit per acre. Unincorporated areas around Big Bear and Baldwin Lakes, have experienced problems with groundwater depletion and sewer system capacity. Inadequate water supply and infrastructure, therefore, may limit the amount of development.



FIGURE 19 - HESPERIA SPHERE OF INFLUENCE (MOUNTAIN REGION)

Hesperia

The City of Hesperia is located in both the Mountain and Desert Regions. The Hesperia SOI located in the Mountain Region contains approximately 873 acres of land, with only 5.089 acres suitable for residential development potential based upon SCAG and County land use data. At a density of 6 du/ac, the Hesperia SOI contains the potential for 31 units.

Desert Region

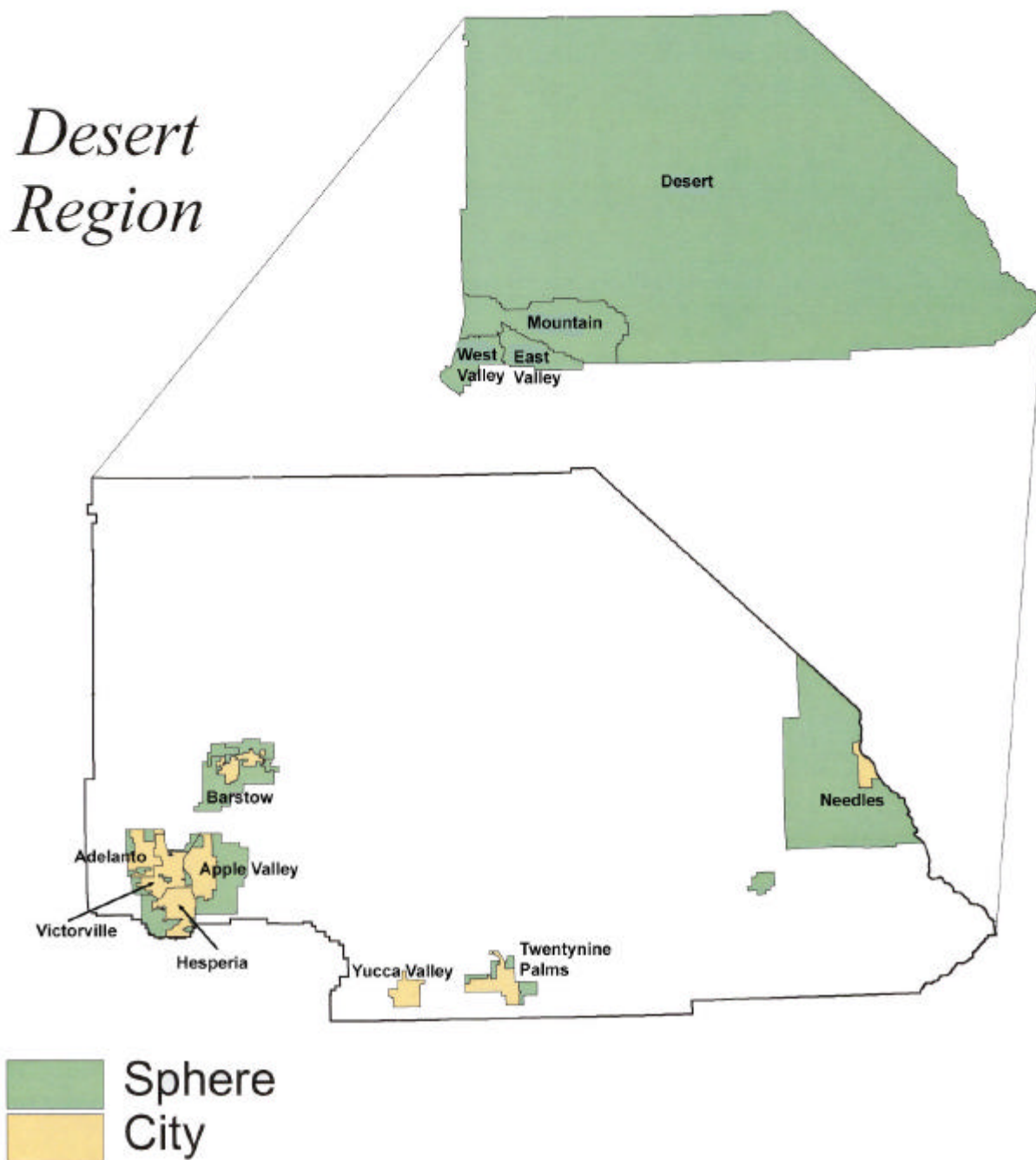


FIGURE 20 - DESERT REGION

V. Desert Region Summary

The Desert Region contains the sphere areas of the cities of Adelanto, Victorville, Hesperia, Barstow, Twentynine Palms, and Needles, and the Town of Apple Valley. The Town of Yucca Valley does not have a Sphere of Influence and is, therefore, not considered in this land use inventory. The eight Spheres of Influence contain over 178,137 acres of land that could accommodate up to 28,108 new dwelling units (see table below). Due to the low-density development nature of the desert, nearly all of the development potential would be developed at a density of less than one dwelling unit per acre, with a large portion developed at a density of one unit per 2.5 acres.

The realization of the full development potential would require significant improvements in the infrastructure systems throughout the Desert Region. Water systems are the most prominent barrier to development in the Desert Spheres of Influence (SOIs) and may increase the cost of development. Substantial levels of development are not expected to occur in the Desert SOIs until the Valley and Mountain Regions are more fully developed. A more detailed discussion of environmental and infrastructure constraints follows the table.

TABLE A-22
POTENTIAL DWELLING UNIT CONSTRUCTION BY JURISDICTION
DESERT REGION
SAN BERNARDINO COUNTY

<i>Jurisdiction</i>	<i>Total</i>	<i><1 du/ac ¹</i>	<i>1-4.99 du/ac ²</i>	<i>5-11.99 du/ac ³</i>	<i>12+ du/ac ⁴</i>
<i>Adelanto SOI</i>	2,116	2,116	0	0	0
<i>Victorville SOI</i>	3,568	3,568	0	0	0
<i>Hesperia SOI*</i>	282	282	0	0	0
<i>Apple Valley SOI</i>	10,256	10,256	0	0	0
<i>Barstow SOI</i>	6,131	4,501	1,350	280	0
<i>Twentynine Palms SOI</i>	2,755	2,754	1	0	0
<i>Needles SOI</i>	3,000	3,000	0	0	0
DESERT REGION	28,108	26,477	1,351	280	0

* Represents Desert portion of SOI

¹ 1 du/ac or less

² 3 du/ac

³ 5 du/ac

⁴ 12 du/ac

Sources: San Bernardino County and SCAG GIS

Environmental and Infrastructure Constraints**Baker (RSA 31)**

The lack of infrastructure is a major constraint on development in this region. Groundwater is available along the Mojave River, but not in other areas. Water districts are few and far between, and the cost of drilling wells is prohibitive. Outlying houses must rely on water haulers. All development is on septic systems and no sewers are expected to be added in the near future. Improved roads are limited to major highways and established communities. As such, most roads in outlying areas are unpaved. In addition to the lack of infrastructure, much of the Baker region is not suitable for development because of the rugged terrain. Low-lying areas are subject to flash floods. Even if the area could support more intense development and the need existed, large areas are designated as resource conservation land in recognition of the natural beauty and fragile ecosystem.

Barstow (RSA 32a)

Water in the region comes from the Mojave River that runs underground for most of the year. The river also supplies Adelanto, Victorville, Hesperia and Apple Valley--all rapidly growing cities upstream of Barstow. As a result, the water supply may ultimately constrain development of the Barstow region. The Mojave River will not be adequate to supply full buildout for all these communities at planned densities.

Although the water supply systems in the Barstow and Lenwood areas are adequate to accommodate the planned growth, it should be noted that it is only by the mechanism of overdrafting the existing groundwater basin that current demands are being met. The Yermo Water District, to the southeast of Barstow, has no storage system and will have to be improved in order to accommodate growth. Since Yermo is expected to be a minor growth area, it is not expected to affect development in a major way. Residential development at urban densities in the areas adjacent to Barstow generally hooks up to the City's sewer system. Treatment plan and line capacities in this system are considered adequate to handle the growth projected for both incorporated and unincorporated areas.

Victorville (RSA 32b)

Recent rapid growth in the Victorville area has resulted in problems for the existing infrastructure to meet the demand for service. In addition, over the long-term, groundwater in the Mojave River basin is not expected to be sufficient to serve development if current growth rates continue. Mojave Water Agency engineering studies indicate that the Mojave River system has been in a state of groundwater overdraft since the 1950's. The Agency is pursuing formulation of a Regional Water Management Plan. Although it is hoped that these problems can be resolved, they may constrain growth throughout this region.

In light of the growth pressures and the strained infrastructure facilities in the Victor Valley, the County began evaluation of this problem through the Victor Valley Infrastructure Enhancement Program (VVIEP) in 1989. The VVIEP identified the current and future inadequacies, and proposed various recommendations to remedy both the short and long term deficiencies.

Water service in the Apple Valley area is considered adequate to serve the predominantly large-lot infill development expected in the area. Some smaller, private water districts on the outskirts of Apple Valley can be expected to have difficulty meeting demand as growth continues, and they may merge with other larger districts. A County water service district serves the unincorporated area around the airport, northeast of Victorville. Growth in this area can be expected to increase in a few years as a result of this.

Because the Victorville Region is near the headwaters of the Mojave River, it has developed by relying on groundwater from the river basin. Nevertheless, as development continues in this and the Barstow region, shortages may develop. The California Aqueduct does traverse the area. Imported water could be used to supplement local sources. Still the Mojave Water Agency's maximum entitlement of 50,800 acre-feet/year will not be sufficient to offset even the existing groundwater overdraft. Also, this would require that the various service districts or the Mojave Water Agency construct percolation/storage or treatment facilities that will increase the cost of water to the consumer. Eventually, the cost of serving development in the desert can be expected to exceed that of the valley.

Most of the land in the Victorville region is flat and readily developable. Because it is desert, relatively little vegetation needs to be removed before construction begins. The region does have some unique natural features and archaeological resources that are considered to be significant and worthy of preservation. These include the boulder-strewn foothills, the dry lakes, Indian petroglyphs, and several species of desert plant and animal life. The native Joshua Tree is protected from removal on property greater than 20,000 square feet. Although there are no major earthquake faults, the area would feel the effect of a major seismic event, given the region's proximity to the major faults in the valley.

Twentynine Palms (RSA 33)

Most of the development in the Twentynine Palms region is on septic systems. Development at higher densities must install package septic or sewage treatment facilities since public sewers are not available. No problems with septic systems have been experienced in the past and none are anticipated in the future.

Water is likely to be the major infrastructure constraint on development in the region. Water supply in the Warren Basin is extremely limited. The State Department of Health has issued warnings and refused to approve major developments in both Morongo Valley and Yucca Valley because of the water quality and water pressure in smaller, privately owned districts. These districts do not have the facilities and equipment to meet State standards.

The Twentynine Palms Water District has a problem with excessive levels of fluoride in the water. The State is working with the District to resolve the problem. All of the desert region water districts have high concentrations of mineral salts in the water relative to other areas.

Twentynine Palms is not within the boundaries of the Mojave Water Agency and, thus, cannot be served with State Water Project water. Ultimately, without importing water, the groundwater reserve of the Twentynine Palms RSA is not expected to be adequate to support full development at levels envisioned by the General Plan. In fact, it may not be adequate to support the growth projected in this Housing Element, depending on a variety of natural and

use-related variables that are difficult to predict. This region, unlike the Victorville region, does not have access to imported water, as the Aqueduct does not run anywhere near Twentynine Palms.

In addition, access to the region is limited to State Highway 62 (Twentynine Palms Highway). This road also serves as the main street and node of commercial activity in the communities through which it passes. Although the road has been widened to four lanes through Yucca Valley and Joshua Tree, a good deal of conflict still occurs between shoppers and through traffic. Congestion is a problem along the entire length of the road. Further widening of the road is not possible because of the cost and disruption to existing development. Alternative through-routes will be needed if the region is to develop to its maximum densities. This is unlikely, however, due to the water constraint as mentioned above. The June 1992 earthquake, which occurred along a previously unknown fault, has identified new areas of seismic concern and established new areas of development constraints.

Needles (RSA 34)

The natural desert/river region of the Needles RSA has significant environmental resources and constraints. Growth without restraint and guidelines would cause severe impacts. The area along the Colorado River in and near the City of Needles) is subject to seasonal flash flooding and overflow. The construction of dams along the River resulted in ancillary environmental problems. Although the river flow has been regulated, channel stabilization has not occurred. While no active earthquake faults have been identified in the area, seismic activity in other parts of San Bernardino and adjacent counties could cause ground shaking and possible property damage if the magnitude was significant.

The Needles RSA is sheltered by a ring of several mountain ranges, and hence, is sheltered from polluted air flows from the west. However, overbuilding of the area would produce air pollution of its own. Development in the Needles region relies on septic tanks for waste disposal. No problems with percolation or ground water infiltration have been experienced to date. Water service in the area is considered adequate for future demand. It, however, has problems with high mineral content that must be monitored.

Roads into and through Needles are not a problem. However, traffic along the river is occasionally congested on holidays and summer weekends. Congestion is likely to become more of a problem with time and will necessitate road improvements as the area develops a population of permanent residents, as well as tourists. Needles Highway (Pew Road), which connects the City of Needles to the City of Laughlin, Nevada, has experienced a dramatic increase in Average Daily Trips (ADTs) as more people use this route to recreational activities across the California-Nevada border. Proposed developments on the Mojave Indian Reservation, a portion of which is adjacent to the east of Needles Highway, promise an even greater increase in use of that road. In view of the projected need by the year 2010, the County adopted an amendment to the Circulation Element of the General Plan, redesignating Needles Highway from a Secondary (88' Right-of-way) to a Major Arterial (120' Right-of-way) highway. It is also presumed that the improved highway might generate increased development in the vicinity. At present, the entire area around Needles Highway is designated as Resource Conservation, with a yield of 1 dwelling unit per 40 acres. With the adoption of the General Plan

Circulation Map Amendment, however, the property owners in the area have begun to inquire about future development possibilities.

Desert Region

The majority of the development potential for the Desert Region is found in the Adelanto and Victorville SOIs, both of which are located in the Barstow RSA (32a). Water and sewer systems are generally considered to be adequate to serve existing development and future planned growth in these sphere areas. Future demand, however, may be constrained by a lack of groundwater in the Mojave River basin. This problem should be alleviated by the efforts of the Mojave River Agency in the formulation of a Water Management Plan.

Similarly, the Needles SOI is considered to be constrained by infrastructure constraints and growth must be monitored to ensure the area's resources are conserved. Environmental constraints such as flooding and the potential for earthquake damage may pose a more significant barrier to development.

The development potential in the Twentynine Palms SOI is considered to be severely constrained by a lack of both water and sewer infrastructure. Significant improvements will be necessary to accommodate future growth. The Baker RSA (31) also suffers from serious infrastructure constraints. No development potential, however, has been attributed to that area and thus will limit the development potential of the Desert Region.

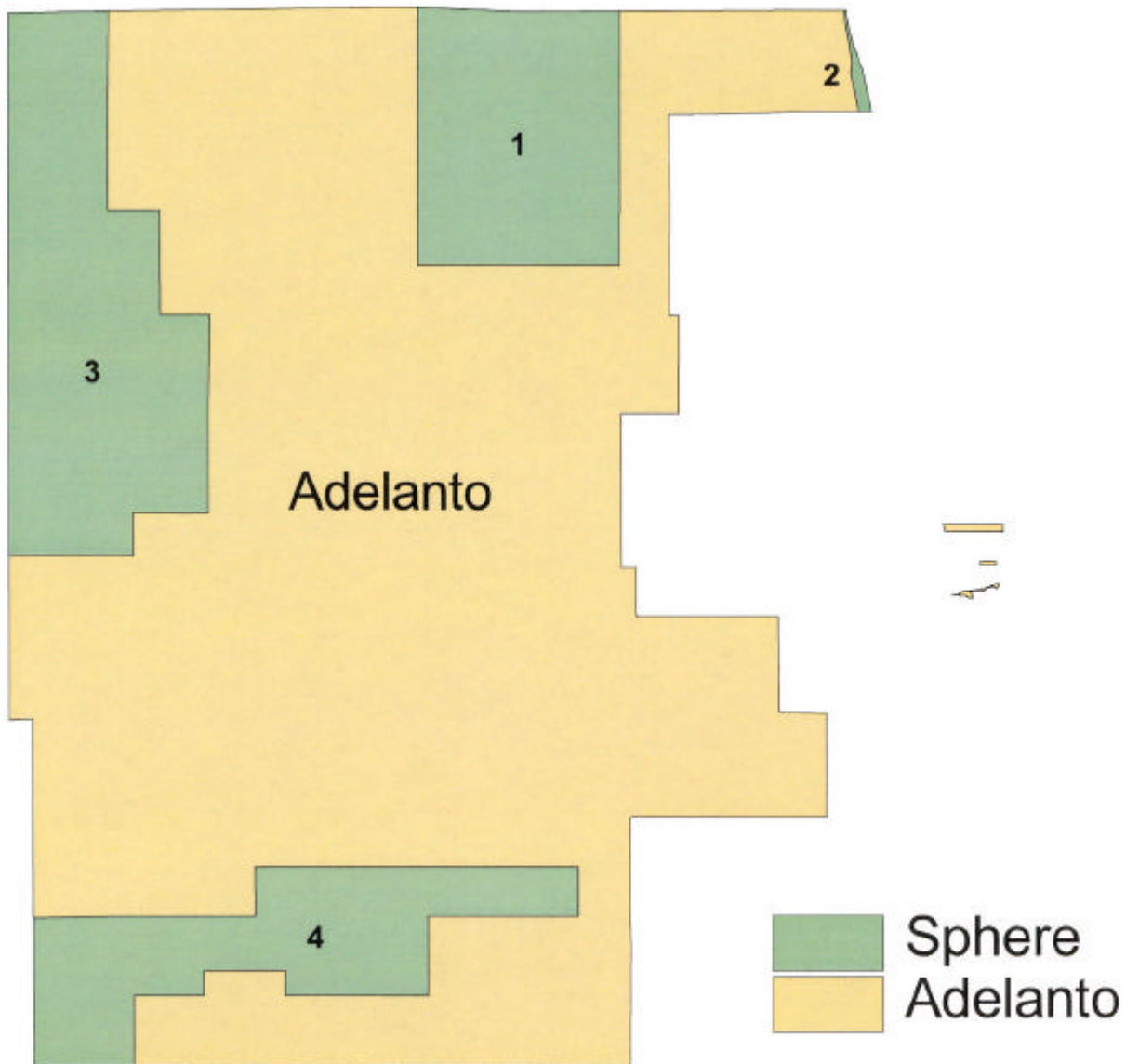


FIGURE 21 - ADELANTO SPHERE OF INFLUENCE

Adelanto

The City of Adelanto SOI contains four sphere areas containing approximately 11,595 acres of land. Sphere 1 contains 3,304 acres of land, of which over 90% (3,041 acres) has the potential for residential development. Nearly all of the developable land is categorized for Rural Living and offers the potential for up to 608 dwelling units at a density of one dwelling unit per five acres. Sphere 2 contains 50.6 acres of land and is also categorized for Rural Living with a build-out potential of 10 units.

Nearly half of the 4,464 acres of land in Sphere 3 is categorized for Rural Living residential development with a density of one dwelling unit per 5 acres. The remaining half, the northern portion of that sphere, is planned for very low density development – one unit per 40 acres. This portion of the sphere has a Resource Conservation land use designation, a logical land use transition since it adjoins Federal Bureau of Land Management (BLM) lands. Approximately 4,433 acres remain available for residential development with a potential build-out of 443 units in the southern portion categorized for Rural Living and 55 units in the northern portion, for a total development potential of 498 dwelling units.

The fourth sphere contains a total of 2,634 acres categorized for Rural Living residential development. According to 1993 SCAG land use data, approximately 135 acres are developed. Sphere 4, therefore, still has 2,498 acres of residential land that can be developed at densities with an average yield of one unit per 2.5 acres. Sphere 4 has the potential for residential development of approximately 1,000 units.

Of the 11,595 acres of land in the City of Adelanto SOI, 10,089 acres were available for residential development in 1993. Together, the four spheres have the potential for up to 2,116 dwelling units. The primary constraint to development of these units will be the water supply systems. The water that comes from the Mojave River is not expected to be sufficient to serve development at current growth rates and water supply systems will need to be improved if development continues.

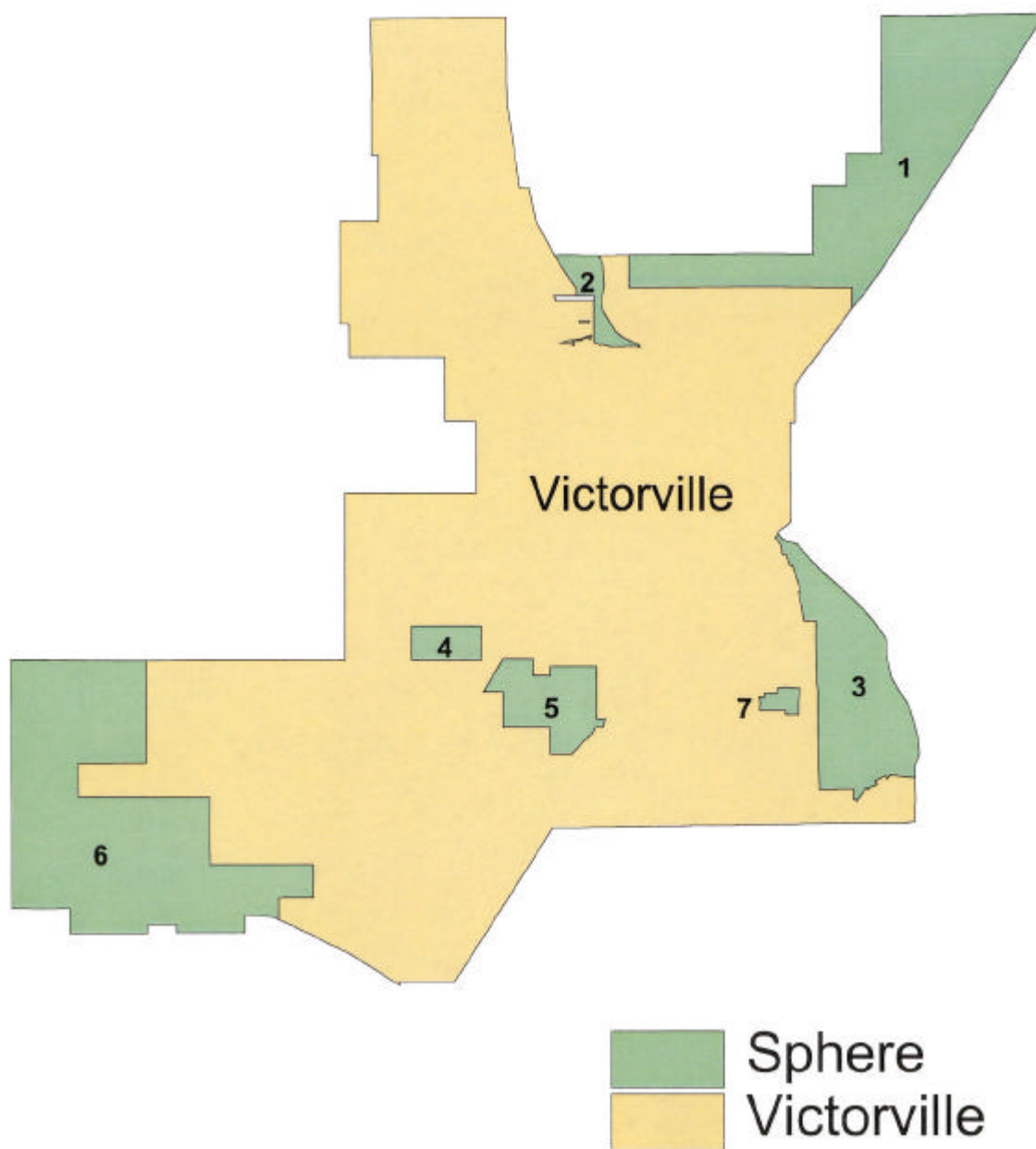


FIGURE 22 - VICTORVILLE SPHERE OF INFLUENCE

Victorville

The City of Victorville SOI contains seven sphere areas containing approximately 15,662 acres of land. Sphere 1 contains 4,936 acres of land, of which only 1% (61.634 acres) is categorized for Rural Living residential development. Of the 61 acres, 60 remain available for residential

development. At a density of one dwelling unit per 2.5 acres, Sphere 1 offers the potential for up to 24 dwelling units. Sphere 2 is built out and contains no potential for residential development.

While nearly half (43%) of Sphere 3 is categorized for residential development, only 144 acres offer developable land at densities ranging from 14 Multi-family Residential units per acre to one Single Family Residential unit per 2.5 acres. Approximately half of the developable land in Sphere 3 would accommodate a build-out potential of 4 single family units per acre, for an overall average yield of 1,051 dwelling units.

Over 96% (329 acres) of the fourth sphere is categorized for residential development. According to 1993 SCAG land use data, approximately 240 acres are developed. Sphere 4, therefore, contains 89 acres of residential land that can be developed at densities up to one dwelling unit per 2.5 acres for a potential build-out of 35 units.

Despite over 98% (962.9 acres) of Sphere 5 being categorized for residential development, only 199 acres of land remain open for housing construction. At densities of one unit per 2.5 acres and one unit per 1 acre, Sphere 5 offers an additional 155 dwelling units.

Sphere 6 contains 5,248 acres of land available for Rural Living, Planned Development, and Single-Family residential development. Approximately 480 acres are categorized with a density level of one unit per 40 acres for a yield of 12 units. Another 640 single family dwelling units could be constructed in the northwestern portion of Sphere 6, with the remaining area yielding 1,651 additional units. Sphere 6 has a potential build-out of 2,303 units.

Sphere 7 is built out, with no residential development potential. Of the 15,662 acres of land in the City of Victorville SOI, 5,743 acres were available for residential development in 1993. The majority of potential development will take place in sphere 6. Overall, the seven spheres have the potential for up to 3,568 dwelling units.

Most of the land in the Victorville region is flat and readily developable; however, recent rapid growth in the Victorville area has resulted in problems for the existing infrastructure to meet the demand for service. In addition, over the long-term, groundwater in the Mojave River basin is not expected to be sufficient to serve development if current growth rates continue. In light of the growth pressures and the strained infrastructure facilities in the Victor Valley, the County began evaluation of this problem through the Victor Valley Infrastructure Enhancement Program (VVIEP) in 1989. The VVIEP identified the current and future inadequacies, and proposed various recommendations to remedy both the short and long term deficiencies.

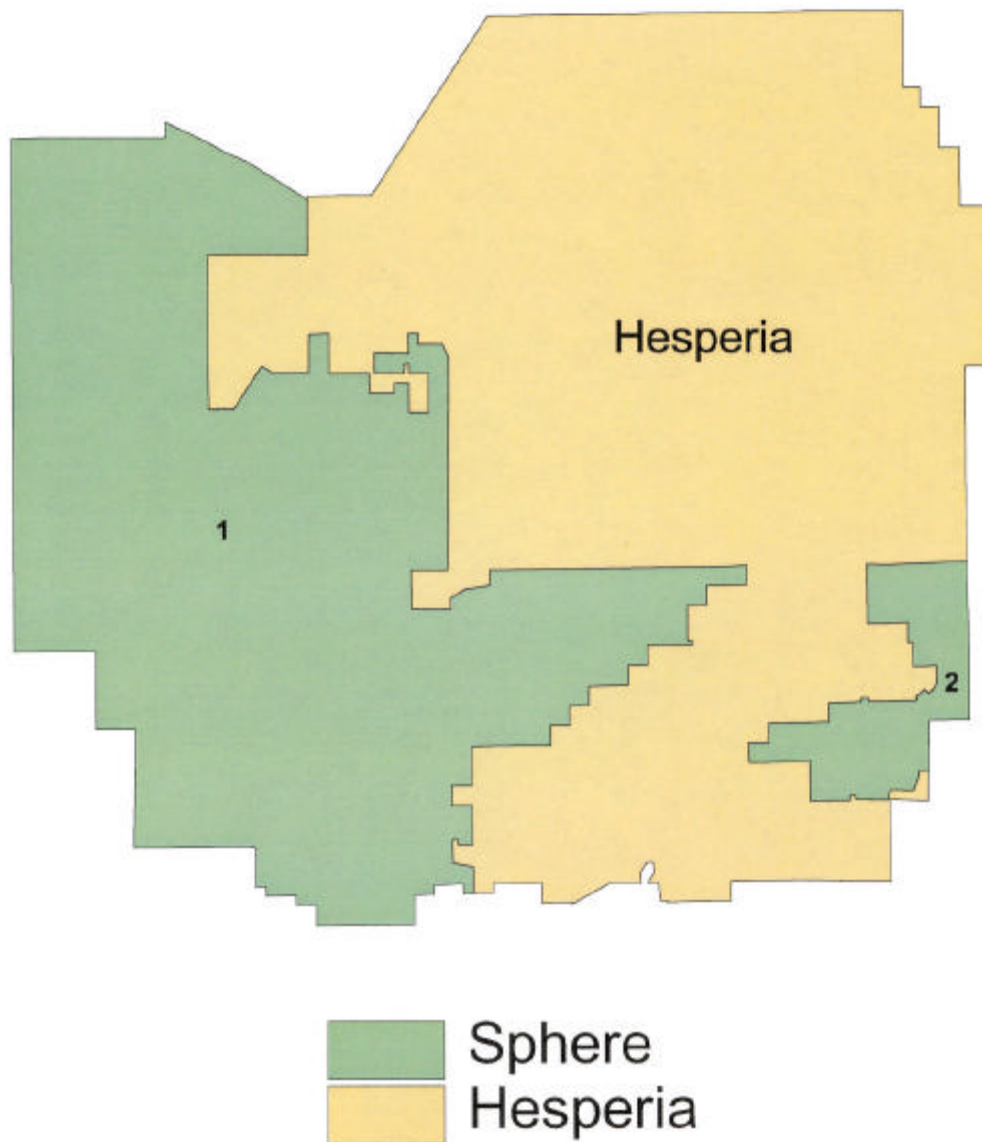


FIGURE 23 - HESPERIA SPHERE OF INFLUENCE (DESERT REGION)

Hesperia

The City of Hesperia is located in both the Mountain and Desert Regions. The Hesperia SOI located in the Desert Region contains approximately 3,225.6 acres of land available for residential development. According to SCAG and County land use data, the two spheres combine to provide 1,412 acres at a density primarily of one dwelling unit per 2.5 acres with some smaller areas categorized for one unit per 1 acre and one unit per 40 acres. This translates into an overall average total potential new units yield of 282 units, with all but 12 units potentially constructed in Sphere 1.

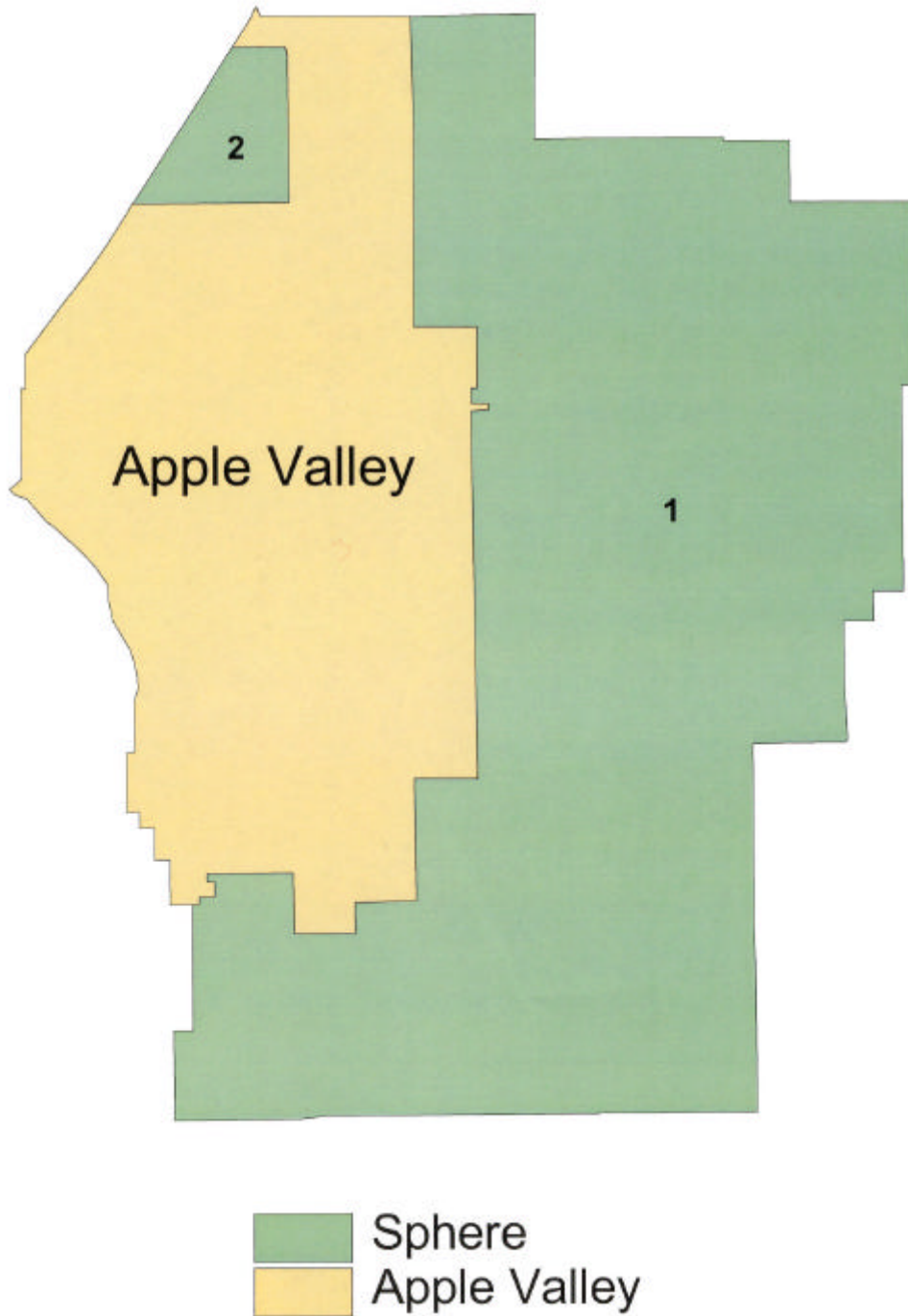


FIGURE 24 - APPLE VALLEY SPHERE OF INFLUENCE

Apple Valley

The Town of Apple Valley SOI is divided into two spheres and contains approximately 78,000 acres of land, with over 64,000 categorized for residential development. Sphere 1 represents the bulk of the development potential, containing approximately 46,000 acres of land available for additional residential construction. Most of this land is categorized for a density of less than one du/ac. Still, the sphere offers the potential for up to 9,216 dwelling units. Sphere 2 offers 2,626 acres of developable land with the potential for up to 1,040 dwelling units. The Apple Valley SOI, therefore, presents the potential for up to 10,256 additional units.

Water service in the Apple Valley area is considered adequate to serve the predominantly large-lot infill development expected in the area. Some smaller, private water districts on the outskirts of Apple Valley can be expected to have difficulty meeting demand as growth continues, and they may merge with other larger districts. A County water service district has been created recently to serve the unincorporated area around the airport, northeast of Victorville. Growth in this area can be expected to increase in a few years as a result of this.

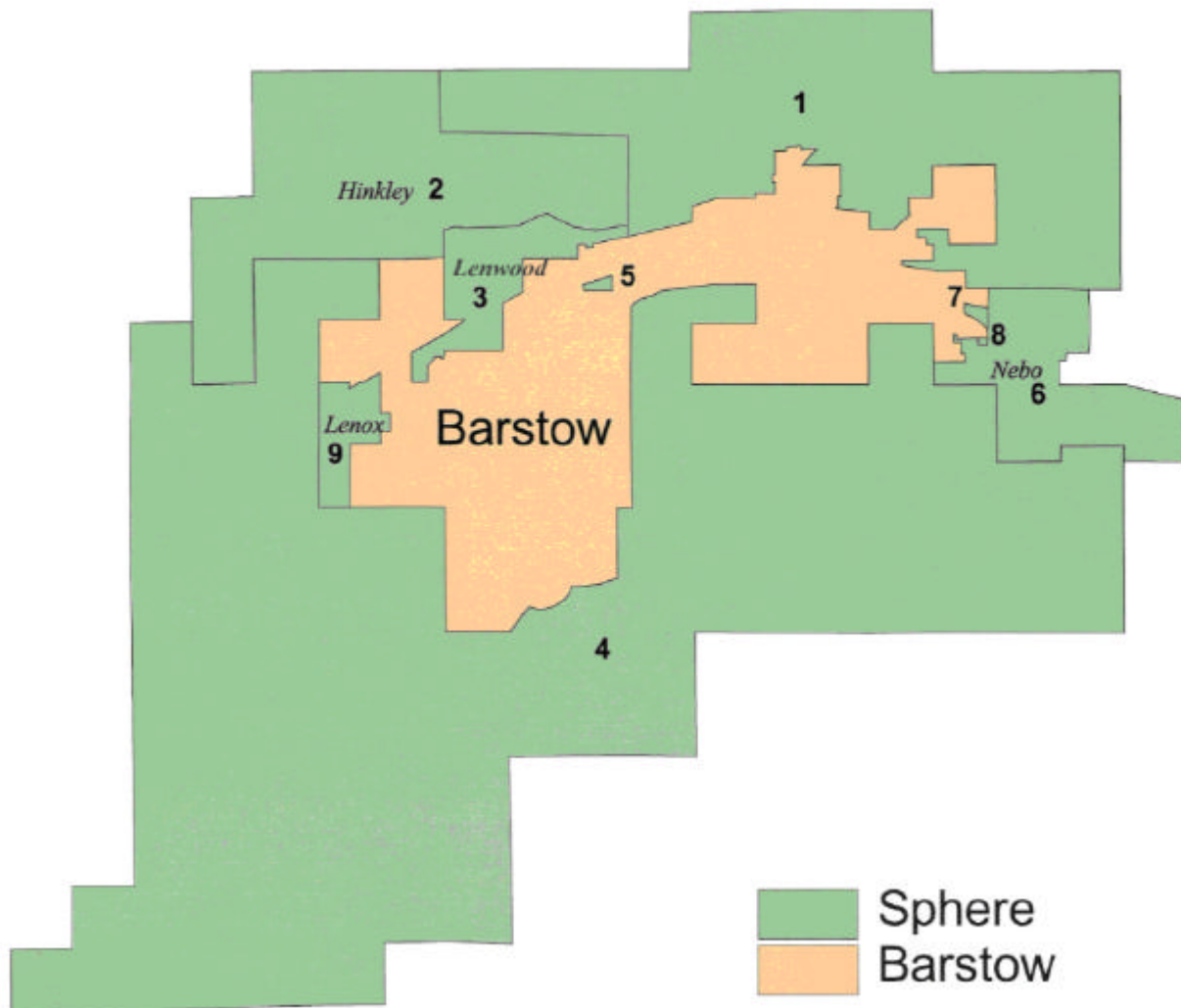


FIGURE 25 - BARSTOW SPHERE OF INFLUENCE

Barstow

The City of Barstow SOI is divided into nine spheres and contains approximately 96,778 acres of land, with over 47,000 categorized for residential development. According to SCAG and County land use data, Sphere 1 contains approximately 6,760 acres of land available for additional residential construction. The sphere offers a potential of up to 962 units.

Sphere 2 also offers a great deal of development potential, with 9,188 acres of developable land. Nearly all (99%) of this land is categorized for rural residential development at a maximum density of 1 du/5 ac. Sphere 2 represents up to 1,837 additional dwelling units.

The third sphere contains a total of 1,087 acres of residential land available for up to 1,750 new residential units. Sphere 3 is comprised of approximately 605 acres developable at a density of 1 du/ 5 ac, 450 acres developable at a maximum density of 3 du/ac, and 35 acres developable at a maximum density of 8 du/ac.

Sphere 4 is the largest sphere in the Barstow SOI. Of the 58,032 acres of vacant land, approximately 29,232 are available for additional residential development. Sphere 4 offers land suitable for the construction of up to 1,408 additional housing units. This figure is based upon the availability of 25,600 developable at a maximum of one du/40 ac, 2,560 acres developable at one du/5 ac, and 640 acres developable at one du/2.5 ac.

Sphere 5 is nearly built out, with only 2.27 acres available for new housing construction. Sphere 5 could offer possibly five additional dwelling units. Sphere 6 is the United States Marine Corps Depot and firing range, and is therefore not available for new housing.

Spheres 7 and 8 do not contain any land categorized for residential development. Accordingly, they do not offer any residential development potential. Sphere 9, however, represents approximately 870 acres of land open for residential development. The 870 acres are developable at a density of one du/5 ac. Sphere 9 could accommodate up to 174 additional dwelling units.

Together, the nine spheres in the Barstow SOI offer the potential for up to 6,131 new dwelling units. Although the water supply system in the Barstow area is adequate to accommodate the planned growth, it should be noted that it is only by the mechanism of overdrafting the existing groundwater basin that current demands are being met. The Yermo Water District, to the southeast of Barstow, has no storage system and will have to be improved in order to accommodate growth. Since Yermo is expected to be a minor growth area, it is not expected to affect development in a major way. Residential development at urban densities in the areas adjacent to Barstow generally hooks up to the City's sewer system. Treatment plan and line capacities in this system are considered adequate to handle the growth projected for both incorporated and unincorporated areas.

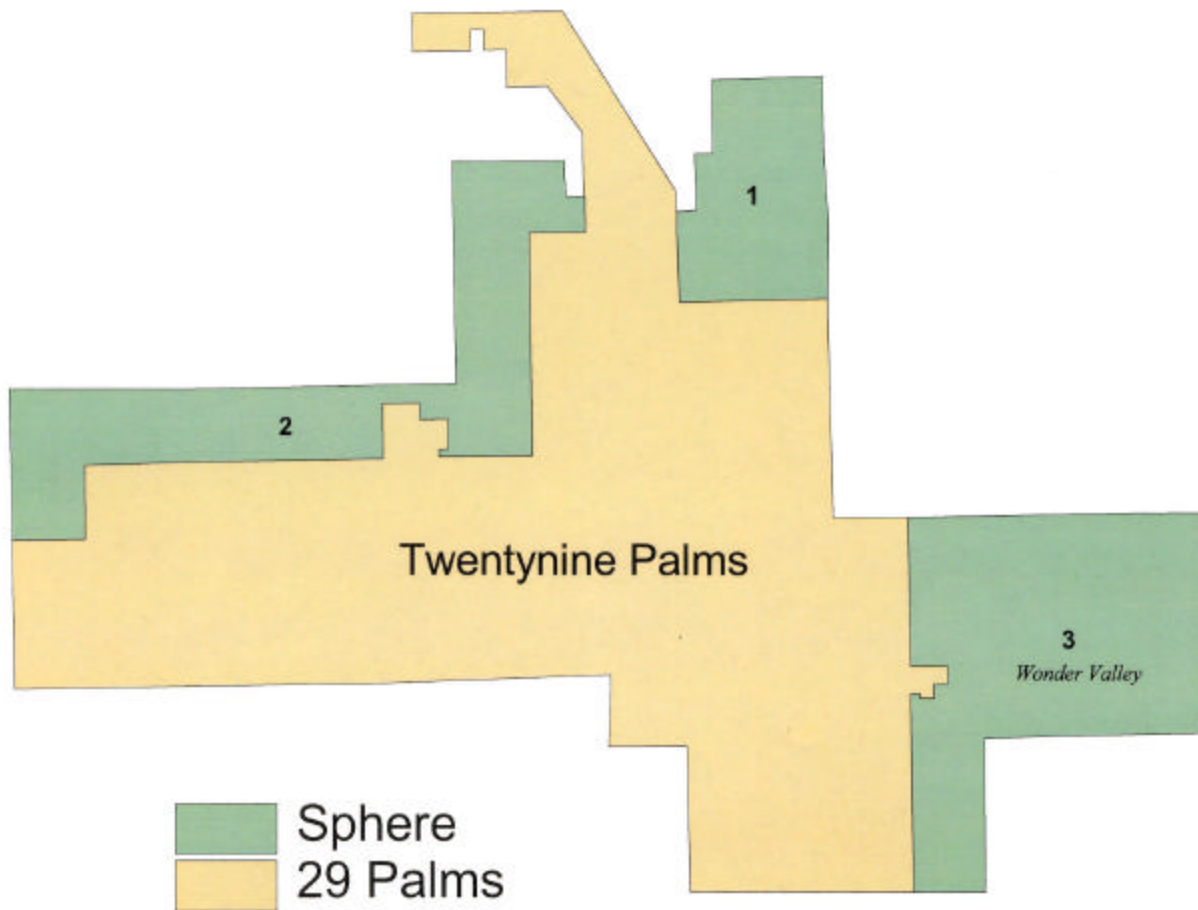


FIGURE 26 - TWENTYNINE PALMS SPHERE OF INFLUENCE

Twentynine Palms

The City of Twentynine Palms SOI is divided into three sphere areas and contains a total of 19,462 acres of land. Approximately 11,939 acres are categorized and available for new residential development. With one exception, all developable land in the SOI is categorized for a density of less than one du/ac. Sphere 1 contains 1,706 acres, sphere 2 contains 5,747 acres, and sphere 3 contains 4,486 acres developable at a density of less than one du/ac. Only 0.344 acres in sphere 2 are categorized for development at densities above one du/ac. Accordingly, the Twentynine Palms SOI could accommodate up to 2,755 additional units.

Water is likely to be the major infrastructure constraint on development in the region. The Warren Basin is anticipated to have only a 10-year supply remaining, assuming no increase to current level of demand. Twentynine Palms is not within the boundaries of the Mojave Water Agency and, thus, cannot be served with State Water Project water. Ultimately, without importing water, the groundwater reserve of the Twentynine Palms RSA is not expected to be

adequate to support full development at levels envisioned by the General Plan. In fact, it may not be adequate to support the growth projected in this Housing Element, depending on a variety of natural and use-related variables that are difficult to predict. This region, unlike the Victorville region, does not have access to imported water, as the Aqueduct does not run anywhere near Twentynine Palms.

In addition, access to the region is limited to State Highway 62 (Twentynine Palms Highway). This road also serves as the main street and node of commercial activity in the communities through which it passes. Although the road has been widened to four lanes through Yucca Valley and Joshua Tree, a good deal of conflict still occurs between shoppers and through traffic. Congestion is a problem along the entire length of the road. Further widening of the road is not possible because of the cost and disruption to existing development. Alternative through-routes will be needed if the region is to develop to its maximum densities. This is unlikely, however, due to the water constraint as mentioned above. The June 1992 earthquake, which occurred along a previously unknown fault, has identified new areas of seismic concern and established new areas of development constraints.

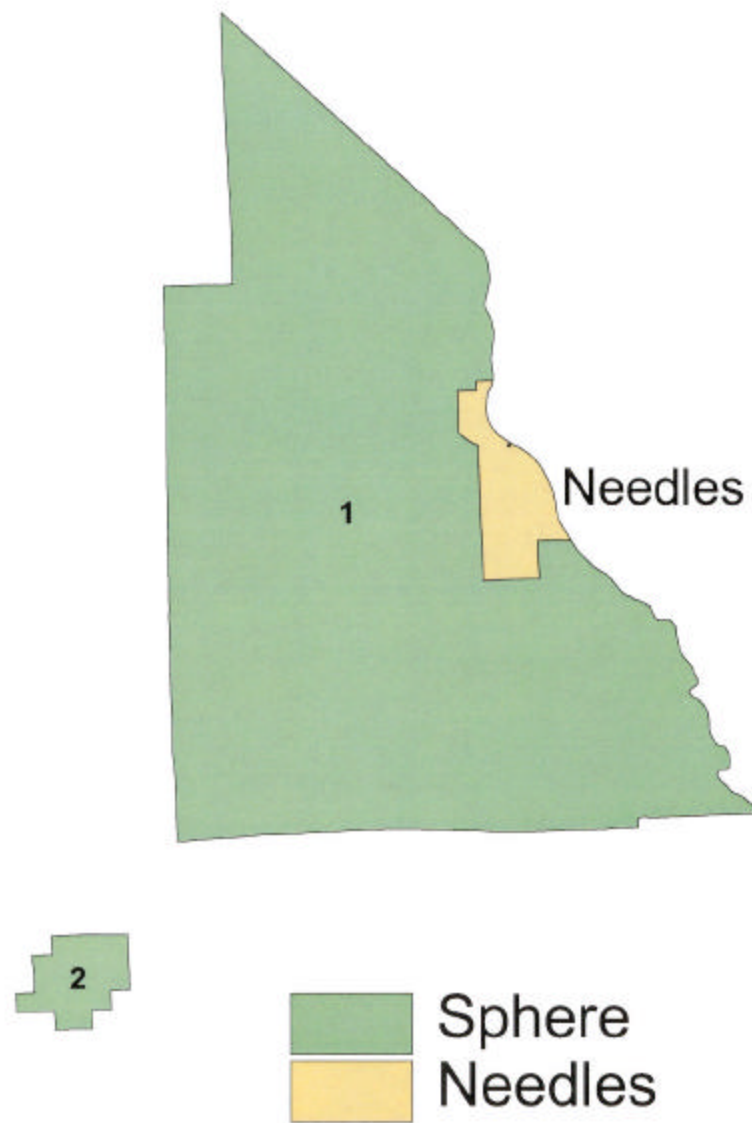


FIGURE 27 - NEEDLES SPHERE OF INFLUENCE

Needles

The City of Needles SOI is divided into two sphere areas and contains a total of 484,905 acres of land. Approximately 4,698 acres are categorized for residential development, all of which is located in Sphere 1. With the exception of 12.5 acres, all of this land is categorized for a density of less than one du/ac.

Figures for existing development could not be measured, as SCAG land use data was not available for the Needles SOI. Instead, an assumption of no development has been made to

demonstrate the development potential in the SOI. As nearly all of the land is categorized for a density of less than one du/ac, this assumption will not significantly impact total development potential figures. The Needles SOI is estimated, therefore, to accommodate up to 3,000 new housing units.

The natural desert/river region of the Needles RSA, however, has significant environmental constraints. Growth without restraint and guidelines would cause severe impacts. The area along the Colorado River in and near the City of Needles) is subject to seasonal flash flooding and overflow. The construction of dams along the River resulted in ancillary environmental problems. Although the river flow has been regulated, channel stabilization has not occurred. The Needles RSA is sheltered by a ring of several mountain ranges, and hence, is sheltered from polluted air flows from the west. However, overbuilding of the area would produce air pollution of its own. Water service in the area is considered adequate for future demand. It, however, has problems with high mineral content that must be monitored.

Roads into and through Needles are not a problem. However, traffic along the river is occasionally congested on holidays and summer weekends. Congestion is likely to become more of a problem with time and will necessitate road improvements as the area develops a population of permanent residents, as well as tourists.

VI. Development Potential by Income Categories

The RHNA process allocated San Bernardino County with a New Construction Need divided into four income categories: Very Low, Low, Moderate, and Above-Moderate. The following table, therefore, presents the potential of the current housing market to produce housing projects for the four income levels. The lowest potential income category is displayed, based on densities and housing prices of new housing projects sold between May 1999 and August 2000.

Overall, the Valley Region could accommodate up to 3,979 very low income, 12,331 low income, 20,213 moderate income, and 33,471 above moderate income housing units. The Mountain Region could accommodate up to 230 moderate income housing units. The Desert Region offers relatively little development potential, due primarily to the low densities and infrastructure barriers. Assuming necessary infrastructure improvements are made, the Desert Region could accommodate up to 9,643 very low income, 10,434 low income, 5,356 moderate income, and 2,675 above moderate income housing units. The majority of the very low income units are derived from the Barstow SOI.

The County, therefore, has ample potential to satisfy the RHNA allocation of 3,891 very low, 2,594 low, 3,242 moderate, and 6,484 above moderate income housing units. Subsequent tables compare the potential amount of development in the County with the RHNA allocations by income category.

TABLE A-23
LOWEST POTENTIAL INCOME CATEGORY ACCOMMODATED BY
JURISDICTION
SAN BERNARDINO COUNTY

<i>Jurisdiction</i>	<i>Total</i>	<i><1 du/ac</i>	<i>1-4.99 du/ac</i>	<i>5-11.99 du/ac</i>	<i>12+ du/ac</i>
VALLEY REGION	L	AM	L	L	M
West Valley	L	AM	M	L	AM
Chino SOI	AM	AM	**	AM	**
Montclair SOI	M	**	**	M	**
Ontario SOI	M	**	M	AM	**
Upland SOI	M	**	AM	M	AM
Rancho Cucamonga SOI	M	**	AM	M	**
Fontana SOI	L	**	M	L	**
East Valley	L	**	L	L	M
Rialto SOI	L	**	L	M	**
City of San Bernardino SOI	M	**	M	**	M
Colton SOI	L	**	M	L	**
Loma Linda SOI	M	**	M	**	**
Redlands SOI	M	**	M	**	M
Highland SOI	M	**	AM	M	**
Yucaipa SOI	M	**	M	M	**
MOUNTAIN REGION	M	M	**	**	**
Hesperia SOI ²	VL	**	**	VL	**
Big Bear SOI ^{1,2}	L	L	L	**	**
DESERT REGION	L	**	L	L	**
Adelanto SOI ²	VL	VL	VL	**	**
Victorville SOI ²	VL	VL	VL	L	**
Hesperia SOI ²	VL	VL	VL	**	**
Apple Valley SOI ²	VL	VL	VL	L	**
Barstow SOI ^{1,2}	VL	VL	VL	L	**
Twentynine Palms SOI ²	VL	VL	VL	**	**
Needles SOI ²	VL	VL	VL	**	**

** Indicates that no projects have been built at this density upon which income determinations could be made.

¹ Assumptions based upon neighboring jurisdictions.

² Based upon median home prices for new and existing condos and single family units: DataQuick, December 2000.

Source: Competitive Housing Market Report 2nd Quarter 1999: San Bernardino County August 1999, The Meyers Group; Competitive Housing Market Report 2nd Quarter 2000: San Bernardino County, The Meyers Group; Los Angeles Times/DataQuick Housing Prices 1998-2000.

The potential for very low income dwelling units in the Valley Region is found in the 12+ du/ac density category (see table). Units in the 12+ du/ac density category were assumed to be rental units. The affordability of these units, particularly ownership units, will necessitate significant housing subsidies. These subsidies can be funded through federal and state programs described in Section 4 of the Element. In addition, the Alternative Housing Overlay District could allow for very low income homeownership opportunities. Due to lower land prices, the Desert Region provides the most promising opportunities for homeownership for very low income households. In addition, the rental market of the Desert Region can provide units for very low income families without subsidies (see Table 31 in Element).

The majority (72%) of the potential very low income units in the Valley Region are projected to be constructed in the Chino and Ontario Spheres of Influence. Under the City of Chino's Sphere of Influence plan, 866 very low income units could be constructed, compared to 0 units under County plans. The West Valley has a greater potential for very low income units. Overall, the Valley Region could accommodate up to 3,979 very low income housing units. The Mountain Region displays almost no potential for very low income housing units. Very low income units the Desert Region are projected to be constructed largely in the Apple Valley and Barstow SOIs. The Desert Region represents a potential for up to 9,643 very low income units.

TABLE A-24
POTENTIAL VERY LOW INCOME DWELLING UNIT CONSTRUCTION BY JURISDICTION AND DENSITY
SAN BERNARDINO COUNTY

<i>Jurisdiction</i>	<i>County Plans</i>					<i>County & City SOI Plans</i>				
	<i>Total</i>	<i><1</i>	<i>1-4.99</i>	<i>5-11.99</i>	<i>12+</i>	<i>Total</i>	<i><1</i>	<i>1-4.99</i>	<i>5-11.99</i>	<i>12+</i>
VALLEY REGION	3,113	0	0	4	3,109	3,979	0	0	4	3,975
<i>West Valley*</i>	2,156	0	0	0	2,156	3,022	0	0	0	3,022
Chino SOI*	0	0	0	0	0	866	0	0	0	866
Montclair SOI	0	0	0	0	0	0	0	0	0	0
Ontario SOI	2,152	0	0	0	2,152	2,152	0	0	0	2,152
Upland SOI	4	0	0	0	4	4	0	0	0	4
Rancho Cucamonga SOI*	0	0	0	0	0	0	0	0	0	0
Fontana SOI ¹	0	0	0	0	0	0	0	0	0	0
<i>East Valley</i>	957	0	0	4	953	957	0	0	4	953
Rialto SOI	0	0	0	0	0	0	0	0	0	0
City of San Bernardino SOI ¹	947	0	0	0	947	947	0	0	0	947
Colton SOI ¹	10	0	0	4	6	10	0	0	4	6
Loma Linda SOI	0	0	0	0	0	0	0	0	0	0
Redlands SOI	0	0	0	0	0	0	0	0	0	0
Highland SOI	0	0	0	0	0	0	0	0	0	0
Yucaipa SOI	0	0	0	0	0	0	0	0	0	0
MOUNTAIN REGION	8	0	0	8	0	8	0	0	8	0
<i>Big Bear SOI</i>	8	0	0	8	0	8	0	0	8	0
<i>Hesperia SOI (Mtn)</i>	0	0	0	0	0	0	0	0	0	0
DESERT REGION	9,643	8,827	676	140	0	9,643	8,827	676	140	0
<i>Adelanto SOI</i>	529	529	0	0	0	529	529	0	0	0
<i>Victorville SOI</i>	535	535	0	0	0	535	535	0	0	0
<i>Hesperia SOI (Dsrt)</i>	71	71	0	0	0	71	71	0	0	0
<i>Apple Valley SOI</i>	2,564	2,564	0	0	0	2,564	2,564	0	0	0
<i>Barstow SOI</i>	3,066	2,251	675	140	0	3,066	2,251	675	140	0
<i>Twentynine Palms SOI</i>	1,378	1,377	1	0	0	1,378	1,377	1	0	0
<i>Needles SOI</i>	1,500	1,500	0	0	0	1,500	1,500	0	0	0
TOTAL	12,764					13,630				
<i>RHNA New Construction Need</i>	3,891					3,891				

*Indicates a jurisdiction where potential under County plans is different under County & City plans.

¹ Assumes 10% of low income units subsidized for very low income households.

The vast majority of potential low income dwelling units are found in the 5-11.99 and 12+ du/ac density categories (see table). Units in the 12+ density category were assumed to be rental units, while the units in the 5-11.99 density category were assumed to be both rental and ownership units. A significant proportion of the ownership units in the Valley Region will be affordable to low income households only if sufficient housing subsidies are provided. The Desert Region, however, provides ample opportunities for homeownership for low income households.

The majority of the potential low income units in the Valley Region are projected to be constructed in the Chino, Ontario, and City of San Bernardino Spheres of Influence. Over 5,200 of these units are projected to be located in the Ontario Sphere of Influence (SOI). In the Chino SOI, County plans land use categories do not provide for densities that could accommodate low income housing units. Under the City of Chino's Sphere of Influence plan, however, 1,948 low income units could be constructed. The West Valley has a greater potential for low income units. Overall, the Valley Region could accommodate up to 12,331 low income housing units. The Mountain Region contains a small potential of 80 low income housing units, with the majority (72 units) located in the Big Bear SOI. The majority of low income units in the Desert Region are projected to be constructed in the Apple Valley SOI. The Desert Region represents a potential for up to 10,434 low income units.

TABLE A-25
POTENTIAL LOW INCOME DWELLING UNIT CONSTRUCTION BY JURISDICTION AND DENSITY
SAN BERNARDINO COUNTY

JURISDICTION	COUNTY PLANS					COUNTY & CITY SOI PLANS				
	TOTAL	<1	1-4.99	5-11.99	12+	TOTAL	<1	1-4.99	5-11.99	12+
VALLEY REGION	10,383	0	893	1,542	7,948	12,331	0	893	1,542	9,896
<i>West Valley*</i>	6,213	0	0	1,359	4,854	8,161	0	0	1,359	6,802
Chino SOI*	0	0	0	0	0	1,948	0	0	0	1,948
Montclair SOI ¹	49	0	0	49	0	49	0	0	49	0
Ontario SOI ¹	5,250	0	0	407	4,843	5,250	0	0	407	4,843
Upland SOI	11	0	0	0	11	11	0	0	0	11
Rancho Cucamonga SOI* ¹	0	0	0	0	0	0	0	0	0	0
Fontana SOI ^{1,2}	903	0	0	903	0	903	0	0	903	0
<i>East Valley</i>	4,170	0	893	183	3,094	4,170	0	893	183	3,094
Rialto SOI ¹	608	0	608	0	0	608	0	608	0	0
City of San Bernardino SOI ¹	3,273	0	79	116	3,078	3,273	0	79	116	3,078
Colton SOI ^{1,2}	190	0	125	49	16	190	0	125	49	16
Loma Linda SOI	0	0	0	0	0	0	0	0	0	0
Redlands SOI ¹	99	0	81	18	0	99	0	81	18	0
Highland SOI ¹	0	0	0	0	0	0	0	0	0	0
Yucaipa SOI	0	0	0	0	0	0	0	0	0	0
MOUNTAIN REGION	80	20	4	20	36	80	20	4	20	36
<i>Big Bear SOI</i>	72	20	4	12	36	72	20	4	12	36
<i>Hesperia SOI (Mtn)</i>	8	0	0	8	0	8	0	0	8	0
DESERT REGION	10,434	9,619	675	140	0	10,434	9,619	675	140	0
<i>Adelanto SOI</i>	635	635	0	0	0	635	635	0	0	0
<i>Victorville SOI</i>	1,427	1,427	0	0	0	1,427	1,427	0	0	0
<i>Hesperia SOI (Dsrt)</i>	141	141	0	0	0	141	141	0	0	0
<i>Apple Valley SOI</i>	4,102	4,102	0	0	0	4,102	4,102	0	0	0
<i>Barstow SOI</i>	1,940	1,125	675	140	0	1,940	1,125	675	140	0
<i>Twentynine Palms SOI</i>	689	689	0	0	0	689	689	0	0	0
<i>Needles SOI</i>	1,500	1,500	0	0	0	1,500	1,500	0	0	0
TOTAL	20,897					22,845				160
RHNA New Construction Need	2,594					2,594				

*Indicates a jurisdiction where potential under County plans is different under County & City plans.

¹ Assumes 10% of moderate income housing subsidized for low income households.

² Assumes 10% of low income housing subsidized for very low income households.

The number of potential moderate income dwelling units in the Valley Region are available in all density categories except for the extremely low densities (<1 du/ac - see table). Units in the 12+ density category were assumed to be rental units, while the units in the 5-11.99 and 1-4.99 density categories were assumed to be both rental and ownership units. A proportion of the ownership units will be affordable to moderate income households only if sufficient housing subsidies are provided.

The East Valley contains the greatest potential for moderate income units, with the majority projected to be constructed in the Ontario, Rialto, and City of San Bernardino Spheres of Influence. Overall, the Valley Region could accommodate up to 20,213 moderate income housing units. The Mountain Region offers up to 80 moderate income units primarily at low densities, while the Desert Region could accommodate up to 5,356 moderate income units at low and high densities. The Apple Valley and Barstow SOIs show the largest potential for moderate income unit development.

TABLE A-26
POTENTIAL MODERATE INCOME DWELLING UNIT CONSTRUCTION BY JURISDICTION AND DENSITY
SAN BERNARDINO COUNTY

JURISDICTION	COUNTY PLANS					COUNTY & CITY SOI PLANS				
	TOTAL	<1	1-4.99	5-11.99	12+	TOTAL	<1	1-4.99	5-11.99	12+
VALLEY REGION	18,831	0	5,630	10,030	3,171	20,213	0	5,630	10,329	4,254
<i>West Valley*</i>	11,575	0	140	8,740	2,695	12,957	0	140	9,039	3,778
Chino SOI ¹	3	0	0	3	0	1,401	0	0	318	1,083
Montclair SOI ^{1,2}	493	0	0	493	0	493	0	0	493	0
Ontario SOI ^{1,2}	7,990	0	0	5,299	2,691	7,990	0	0	5,299	2,691
Upland SOI	4	0	0	0	4	4	0	0	0	4
Rancho Cucamonga SOI ¹	16	0	0	16	0	0	0	0	0	0
Fontana SOI ^{1,2}	3,069	0	140	2,929	0	3,069	0	140	2,929	0
<i>East Valley</i>	7,256	0	5,490	1,290	476	7,256	0	5,490	1,290	476
Rialto SOI ²	2,743	0	2,739	4	0	2,743	0	2,739	4	0
City of San Bernardino SOI ²	2,221	0	707	1,041	473	2,221	0	707	1,041	473
Colton SOI ²	1,207	0	1,129	75	3	1,207	0	1,129	75	3
Loma Linda SOI ¹	93	0	83	10	0	93	0	83	10	0
Redlands SOI ^{1,2}	987	0	829	158	0	987	0	829	158	0
Highland SOI ^{1,2}	0	0	0	0	0	0	0	0	0	0
Yucaipa SOI ²	5	0	3	2	0	5	0	3	2	0
MOUNTAIN REGION	80	72	0	8	0	80	72	0	8	0
<i>Big Bear SOI</i>	72	72	0	0	0	72	72	0	0	0
<i>Hesperia SOI (Mtn)</i>	8	0	0	8	0	8	0	0	8	0
DESERT REGION	5,356	5,356	0	0	0	5,356	5,356	0	0	0
<i>Adelanto SOI</i>	529	529	0	0	0	529	529	0	0	0
<i>Victorville SOI</i>	892	892	0	0	0	892	892	0	0	0
<i>Hesperia SOI (Dsrt)</i>	70	70	0	0	0	70	70	0	0	0
<i>Apple Valley SOI</i>	2,051	2,051	0	0	0	2,051	2,051	0	0	0
<i>Barstow SOI</i>	1,125	1,125	0	0	0	1,125	1,125	0	0	0
<i>Twentynine Palms SOI</i>	689	689	0	0	0	689	689	0	0	0
<i>Needles SOI</i>	0	0	0	0	0	0	0	0	0	0
TOTAL	24,267					25,649				
RHNA New Construction Need	3,242					3,242				

*Indicates a jurisdiction where potential under County plans is different under County & City plans.

¹ Assumes 10% of above moderate income housing subsidized for moderate income households.

² Assumes 10% of moderate income housing subsidized for low income households.

The number of potential above moderate income dwelling units in the Valley Region are available throughout all density categories (see table) and represent the only units available in the extremely low density (<1 du/ac). Units in the 12+ density category were assumed to be rental units, while the units in the 5-11.99 and 1-4.99 density categories were assumed to be both rental and ownership units. Units in the extremely low density category were assumed to be solely ownership units.

The West Valley contains the greatest potential for above moderate income units, with over 85% of the total potential units. The majority (47%) of above moderate income units are projected to be constructed in the Ontario Sphere of Influence. Overall, the Valley Region could accommodate up to 33,471 above moderate income housing units. The Mountain Region was projected to offer 153 above moderate income housing units, again primarily in the Big Bear SOI. The Desert Region could accommodate up to 2,675 above moderate units.

TABLE A-27
POTENTIAL ABOVE MODERATE INCOME DWELLING UNIT CONSTRUCTION BY JURISDICTION AND DENSITY
SAN BERNARDINO COUNTY

JURISDICTION	COUNTY PLANS					COUNTY & CITY SOI PLANS				
	TOTAL	<1	1-4.99	5-11.99	12+	TOTAL	<1	1-4.99	5-11.99	12+
VALLEY REGION	29,429	5,700	5,171	17,242	1,316	33,471	3,833	7,919	19,970	1,749
<i>West Valley*</i>	24,626	2,217	4,089	17,242	1,078	28,668	350	6837	19970	1511
Chino SOI* ¹	2,404	1	2,375	28	0	5,676	1	2,376	2,866	433
Montclair SOI	511	16	52	443	0	511	16	52	443	0
Ontario SOI ¹	15,751	0	0	14,675	1,076	15,751	0	0	14,675	1,076
Upland SOI	1,579	0	1,577	0	2	1,579	0	1,577	0	2
Rancho Cucamonga SOI* ¹	1,977	1,867	0	110	0	2,747	0	2,747	0	0
Fontana SOI ¹	2,404	333	85	1,986	0	2,404	333	85	1,986	0
<i>East Valley</i>	4,803	3,483	1,082	0	238	4,803	3,483	1,082	0	238
Rialto SOI	1,483	1,483	0	0	0	1,483	1,483	0	0	0
City of San Bernardino SOI	801	564	0	0	237	801	564	0	0	237
Colton SOI	7	6	0	0	1	7	6	0	0	1
Loma Linda SOI ¹	819	648	171	0	0	819	648	171	0	0
Redlands SOI ¹	1,307	396	911	0	0	1,307	396	911	0	0
Highland SOI ¹	319	319	0	0	0	319	319	0	0	0
Yucaipa SOI	67	67	0	0	0	67	67	0	0	0
MOUNTAIN REGION	153	0	0	0	0	153	0	0	0	0
<i>Big Bear SOI</i>	146	146	0	0	0	146	146	0	0	0
<i>Hesperia SOI (Mtn)</i>	7	0	0	7	0	7	0	0	7	0
DESERT REGION	2,675	2,675	0	0	0	2,675	2,675	0	0	0
<i>Adelanto SOI</i>	423	423	0	0	0	423	423	0	0	0
<i>Victorville SOI</i>	714	714	0	0	0	714	714	0	0	0
<i>Hesperia SOI (Dsrt)</i>	0	0	0	0	0	0	0	0	0	0
<i>Apple Valley SOI</i>	1,538	1,538	0	0	0	1,538	1,538	0	0	0
<i>Barstow SOI¹</i>	0	0	0	0	0	0	0	0	0	0
<i>Twentynine Palms SOI²</i>	0	0	0	0	0	0	0	0	0	0
<i>Needles SOI²</i>	0	0	0	0	0	0	0	0	0	0
TOTAL	32,257					36,299				
<i>RHNA New Construction Need</i>	6,484					6,484				

*Indicates a jurisdiction where potential under County plans is different under County & City plans.

¹ Assumes 10% of moderate income housing subsidized for moderate income households.

VII. Development Potential by Unit Type

The County of San Bernardino contains five residential land use districts: Rural Living (RL), Single Residential (RS), Multiple Residential (RM), Planned Development (PD), and Specific Plan (SP). The RL and RS districts (0.4 and 4 du/ac) can be equated to the density categories used in this land inventory of <1 and 1-4.99 du/ac. Similarly, the RM, PD, and SP districts can be roughly equated to the density categories of 5-11.99 and 12+ du/ac. Each district permits specific unit types by right or Conditional Use Permit (CUP). The following table illustrates the unit types permitted by land use district.

As the table indicates, single dwelling units and accessory or second units are permitted in every land use district. In addition, with the County's adoption of the Alternate Housing (AH) Overlay District (see Figure 28 on next page), provides that mobilehomes and manufactured homes may be constructed in any district that permits single-family residential uses. Homes constructed within an AH overlay district must have a minimum floor area of 725 square feet and a minimum floor width of 14 feet, with both measured from the exterior of the structure. Mobilehomes and manufactured homes are significantly less expensive than single-family detached dwelling units and offer affordable ownership housing to low and very low income households. The AH Overlay District enables the County to more easily satisfy the housing needs of lower income households. The table also shows that all residential land use districts within the unincorporated County permit emergency or transitional shelters for the homeless.

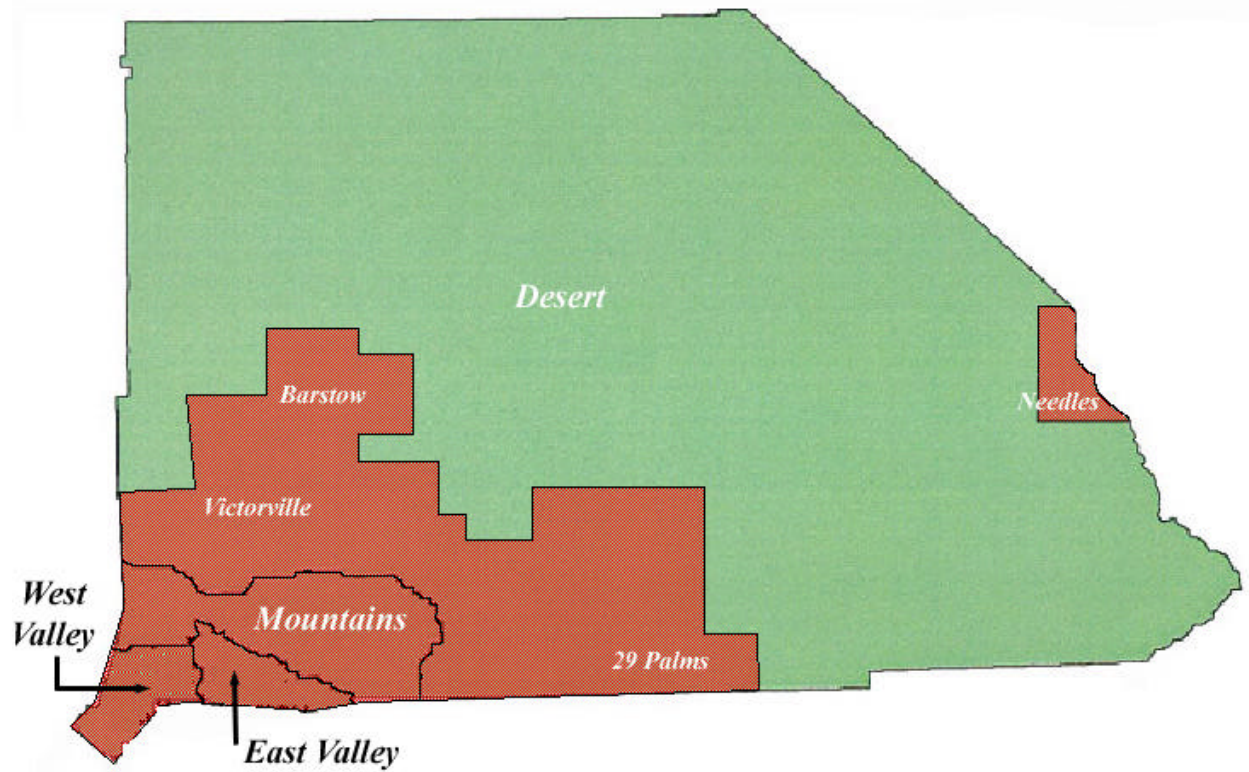


FIGURE 28 - ALTERNATIVE HOUSING OVERLAY DISTRICT

TABLE A-28
DWELLING UNIT TYPES PERMITTED BY RESIDENTIAL LAND USE DISTRICT
UNINCORPORATED SAN BERNARDINO COUNTY

<i>Permitted by Right</i>	<i>Permitted by Conditional Use Permit</i>
<i>Rural Living (RL)</i>	
<ul style="list-style-type: none"> Single Dwelling Unit Accessory Uses (2nd DU) Mobilehome (AH Overlay) 	<ul style="list-style-type: none"> Mobilehome Park @ ≤4 du/ac Planned Development Additional Uses (emergency/transitional shelter for homeless)
<i>Single Residential (SR)</i>	
<ul style="list-style-type: none"> Single Dwelling Unit Accessory Uses (2nd DU) Mobilehome (AH Overlay) 	<ul style="list-style-type: none"> Mobilehome Park @ ≤7 du/ac Planned Development Additional Uses (emergency/transitional shelter for homeless)
<i>Multiple Residential (RM)</i>	
<ul style="list-style-type: none"> Single Dwelling Unit Accessory Uses (2nd DU) Multiple Dwelling Unit (duplex/triplex) Mobilehome (AH Overlay) 	<ul style="list-style-type: none"> Multiple Dwelling Unit (4+units) Mobilehome Park Planned Development Additional Uses (emergency/transitional shelter for homeless)
<i>Planned Development (PD)</i>	
<ul style="list-style-type: none"> Single Dwelling Unit Accessory Uses (2nd DU) Mobilehome (AH Overlay) 	<ul style="list-style-type: none"> Multiple Dwelling Unit (Planned Development Review) Mobilehome Park Planned Development Additional Uses (emergency/transitional shelter for homeless)
<i>Specific Plan (SP)</i>	
<ul style="list-style-type: none"> ANY subject to approval 	N/A
Source: County of San Bernardino Development Code (December 30, 1999).	

The development potential of all unit types, therefore, is not hindered by the County's Development Code. The land use analysis density categories of <1 and 1-4.99 du/ac permit the construction of single-family dwellings and mobilehomes. The land use analysis density categories of 5-11.99 and 12+ du/ac permit single-family dwellings, multi-family units, and mobilehomes.

An examination of County building permit records indicates the County has experienced a drought in multi-family construction over the past 10 years. In fact, this trend was seen throughout the entire Southern California region. Current market trends, however, indicate a growing demand for high-density rental units. The unincorporated areas of San Bernardino County demonstrate a significant development potential in these higher density categories and should, therefore, be able to accommodate the demand for multi-family housing.

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Appendix B

Preservation of Assisted Units at Risk of Conversion

State Housing Element Law requires the analysis of government-assisted housing that is eligible to change from lower income housing to market rate housing during the next 10 years. Reasons that government-assisted housing might convert to market rate include expiring subsidies, mortgage prepayments, or expiration of affordability restrictions.

State law also requires the development of programs aimed at their preservation. The following have been included in this housing element as part of the preservation analysis:

- An inventory of assisted housing units that are at-risk of converting to market rate within ten years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by State law, are any federal, state or local statute, regulation, ordinance or contract, which are a condition of receipt for any housing assistance. Use restrictions establish maximum limitations on tenant income as a condition of eligibility for occupancy. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development. The following section analyzes the potential conversion of assisted housing units to market rate housing.

Inventory of Assisted Affordable Units

An inventory of assisted, multi-family rental units in San Bernardino County was compiled based on a review of the Inventory of Federally Subsidized Low-Income Rental Units at-risk of Conversion (California Housing Partnership Corporation), the 1993 Housing Element, and the Annual 1999-2000 Housing Bond Issuance reports for the County of San Bernardino Department of Economic and Community Development, and Housing Authority/County input. All multi-family rental units assisted under federal, state and/or local programs, including HUD programs, USDA programs, state and local bond programs, redevelopment programs and local in-lieu fee, density bonus or direct assistance programs are included.

In total, there are 34 projects in the County, all of which are located within an incorporated city, which have been assisted with Multi-family Housing Revenue Bonds issued by either San Bernardino County, the State of California, or the local jurisdiction. There are six projects in the County that were assisted with financial incentives through Density Bonus provisions. An additional 43 projects were assisted with Federal funding programs. Due to its size, only the projects that are at-risk of conversion during the 2000-2005 planning period are presented in this document. Table B-1 summarizes the results of the inventory for those projects located within the unincorporated portions of the County and incorporated cities which are subject to conversion to market rate over the next five year period (2000-2005) only, which have been assisted with Revenue Bonds issued through the County of San Bernardino, Density Bonus provisions through the County HIP program, those projects which have the potential of receiving rental assistance from the County, and those projects with federal assistance.

**TABLE B-1
INVENTORY OF ASSISTED UNITS AT RISK
2000-2005**

<i>Project Location</i>	<i>Type of Unit</i>	<i>Form of Assistance</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Date of Subsidy Termination</i>
UNINCORPORATED COUNTY					
8297 Cottonwood, Etiwanda	Family	Density Bonus	52	13	4/22/2001
8366 Cherry Ave, Fontana	Family	Density Bonus	6	4	2/27/2002
61451 Verbena Rd. Joshua Tree	Family	Density Bonus	33	8	2/5/2002
Subtotal			91	25	
INCORPORATED CITIES					
St. Bernardine Plaza, S.B.	Senior	HUD Section 202/Project Based Section 8	150	148	3/22/2001
The Twentynine Palms, Twentynine Palms	Family	Section 515/Project Based Section 8	47	47	6/02/2002
Sherwood Villa, Victorville	Family	HUD Section 221(d)(4)/Project Based Section 8	100	100	5/06/2001
Virginia Terrace, Barstow	Family	HUD Section 221(d)(4)/Project Based Section 8	75	75	11/11/2001
Steelworkers-Oldtimers 2, Chino	Seniors	HUD Section 202/Project based Section 8	84	84	7/10/2003
Vista Park, Chino	Family	HUD Section 221(d)(4)/Project Based Section 8	40	40	4/4/2003
Steelworkers- Oldtimers, Fontana	Senior	HUD Section 202/Project based Section 8	151	150	3/20/2000
The Grove, Ontario	Senior	HUD Section 221(d)(4)/Project Based Section 8	100	100	2/5/2001
Southpointe Villa, Rialto	Family	HUD Section 221(d)(4)/Project Based Section 8	100	99	6/10/2000
Willow Village, Rialto	Family	HUD Section 221(d)(4)/Project Based Section 8	100	100	9/17/2000
Beautiful Light Inn, S.B.	Senior	HUD Section 202/Project Based Section 8	100	100	2/24/2003
Arrowhead Vista Apts, S.B.	Senior	HUD Section 202/Project Based Section 8	40	40	3/25/2005
Heritage Park Rialto Apts., Rialto	Family	CA Multi-family Housing Refunding Revenue Bonds	161	33	4/1/2003
Heritage Park Montclair Apartments, Montclair	Family	CA Multi-family Housing Refunding Revenue Bonds	144	29	4/1/2003
Monterey Villas Apartments, Highland	Family	CA Housing Multi-family Refunding Revenue Bonds	56	12	8/1/2004
Lilyhill Apartments, Needles	Family	Section 515/Project Based Section 8	51	51	12/30/2001
Heritage Park Alta Loma Apts, Alta Loma	Family	CA Multi-family Housing Refunding Revenue Bonds	232	46	1/1/2004
San Miguel Apartments, Alta Loma	Family	HUD Section 221(d)(4), Project Based Section 8	200	40	2/20/2004
SUBTOTAL			1,931	1,293	

**TABLE B-1
INVENTORY OF ASSISTED UNITS AT RISK
2000-2005**

<i>Project Location</i>	<i>Type of Unit</i>	<i>Form of Assistance</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Date of Subsidy Termination</i>
TOTAL			2,022	1,318	

The inventory includes 21 total complexes, three developments comprising a total of 91 units in the Unincorporated County and 18 developments comprising a total of 1,931 units in the incorporated cities. Of these units, 25 units in the Unincorporated County are assisted, and 1,293 units in the incorporated cities are assisted. The majority are family units. The senior units at-risk are all located in the incorporated cities, with the exception of one project in the Morongo Basin area. None of the assisted units are owner-occupied homes – all are rental units. All of the assisted units within Unincorporated County were assisted through the County's HIP program using a Density Bonus Incentive. The rental units in the incorporated cities received assistance under a combination of HUD Section 221(d)(4) with Project Based Section 8 rental assistance payments, HUD Section 202 with Project Based Section 8 rental assistance payments, other HUD financing with Project Based Section 8 rental assistance and either California, San Bernardino County, or local Multi-family Housing Revenue Bonds.

The assisted inventory in the County includes 14 developments totaling 1,138 units in the incorporated cities subsidized under FHA/USDA programs, one of which was originally financed under a County issued bond, and subsequently refinanced with a HUD Section 221(d)(4) insured loan with Project Based Section 8 rental assistance. All of these projects are also assisted with Project Based Section 8 rental subsidies. There are four projects assisted with California Multi-family Housing Refunding Revenue Bonds in the incorporated cities (originally five, with one refinancing to a HUD insured loan – see above). The three at-risk projects in the Unincorporated County were assisted with County Density Bonus Incentives through the County HIP Program. However, the affordability control of these Density Bonus projects with use restrictions which expire during this planning period are for moderate income households, which is not required to be analyzed for the Housing Element. Although they will be listed in the following table, detailed analysis in terms of replacement or rental subsidy will not be conducted on these 25 units.

Inventory of At-Risk Units

The time frame for the analysis of assisted units is ten years. The initial date for the ten-year period is typically tied to the statutory update period for jurisdictions within the SCAG region. The date of this update of the San Bernardino County Housing Element is November 2002.

HCD recommends that the inventory be divided into two five-year planning periods, coinciding with the current and subsequent Housing Element planning period. Due to the number of projects within the County, only the projects at risk of losing their use restrictions within the first five-year period are presented in Table B-1, for a total of 2,022 units, of which 1,318 are assisted. There are seven projects with units at risk of converting to market rate in the second planning period (July 1, 2005 to July 1, 2010).

The following Table B-2 further defines the units at-risk of converting to market rate by number of bedrooms and to which income categories the units are affordable. As well, it also limits the tables to be analyzed to only those projects which are located within Unincorporated County, or those projects which were funded through a County program and which might receive assistance from the County upon expiration of the current affordability terms.

The projects which received HUD financing, supplemented by Project Based Section 8 rental assistance payments will not be further analyzed, with the exception of the project which was originally assisted through the County bond issue, as it is assumed that it is the responsibility of the individual cities in which the projects are located to monitor the status of these units. As well, the majority of projects which are assisted with Project Based Section 8 rental assistance have been renewing their contracts under the current favorable funding circumstances. The project based Section 8 contracts for 14 of these projects will expire during the period of this Housing Element analysis, and will need to be renewed. Under the Section 8 rental subsidy, HUD pays the difference between a tenant's rent contribution (30% of monthly income) and the Fair Market Rent (FMR) set by HUD for the area. Only Very Low Income households are eligible to occupy Section 8 units. A total of 1,174 units assisted with project based Section 8 contracts have affordability restrictions. Tenants only pay 30% of their adjusted monthly income for rent. (Adjusted monthly income is monthly income minus out-of-pocket medical costs). It appears unlikely that the affordability of these units will be threatened based on the determination that HUD is continuing to offer a five year extension with annual renewal, or one year extensions for its project based Section 8 program. In order to be eligible for renewal of the Section 8 contract prior to 2005, the owners must file the extension request under the conditions established by MAHRA and any subsequent legislation 120 days prior to expiration of the contract, including the conduct of a RCS to establish the initial renewal date.

The remaining eligible assisted units will be included in the Quantified Objectives table in Section 7.

**TABLE B-2
SUMMARY OF AT-RISK UNITS**

Project	No. of Bedrooms			Program	Potential Conversion Date	Total Units	At-Risk Units			
	1	2	3				VL	L	M	Total
UNINCORPORATED COUNTY										
8297 Cottonwood, Etiwanda	3	5	2	Density Bonus	4/22/2001	52			13	13
8366 Cherry Ave, Fontana	2	2		Density Bonus	2/27/2002	6			4	4
61451 Verbena Rd., Joshua Tree	11			Density Bonus	2/5/2002	33			8	8
SUBTOTAL	16	7	2			91			25	25
INCORPORATED CITIES										
Heritage Park Alta Loma Apartments	30	16		CA Multi-family Housing Refunding Revenue Bonds	1/1/2004	232		46		46
Heritage Park Rialto Apts.	27	6		CA Multi-family Housing Refunding Revenue Bonds	4/1/2003	161		33		33
Monterey Villas Apartments	5	3	4	CA Multi-family Housing Refunding Revenue Bonds	8/1/2004	56		12		12
Don Miguel Apartments, Rancho Cucamonga		32	8	CA Multi-family Housing Refunding Revenue Bonds, Refinanced with HUD Section 221(d)(4) and Project Based Section 8	2/2002	200	40			40
Heritage Park Montclair Apartments	29			Multi-family Housing Refunding Revenue Bonds	4/1/2003	144	29			29
SUBTOTAL	91	57	12			793	69	91		160
TOTAL	107	64	14			884	69	91		185

Cost of Preservation Versus Replacement

Three projects in the Unincorporated County with a total of 25 units, and five projects with 160 units are at-risk of conversion to market rate during the July 1, 2000 to July 1, 2005 Housing Element planning period. The cost of preserving these units is estimated to be less in most cases to the jurisdiction than replacing the units through new construction. Replacing the units with rehabilitated units may be cost effective in some instances. Cost estimates provided in this cost analysis are intended to indicate an order of magnitude. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability controls on these projects expire.

Preservation of the units as affordable may require financial incentives to the project owners to extend low-income use restrictions. Other scenarios for preservation would involve purchase of the affordable units by a non-profit or public agency, or local subsidies to offset the difference between affordable and market rents.

Scenarios for preservation depend on the type of project at-risk. Preservation programs for bond financed and Density Bonus projects are typically different from programs to preserve units with Section 8 rental subsidies. Although there are three density bonus projects with use restrictions expiring during this period, the affordability control on density bonus projects is only for moderate income households. Analysis of the at-risk status of rental housing affordable to moderate income households is not required for the Housing Element. Three options are available for the preservation of bond-financed at-risk units: refinancing; transfer of ownership; and rental subsidies. The options which exist for preservation of units at-risk of losing their Section 8 rental subsidies are discussed only in the context of the one bond financed project which was refinanced through HUD Section 221(d)(4) with Project Based Section 8 rental assistance: HUD may offer an extension of the Section 8 contract, or the jurisdiction may offer rental subsidies.

Refinancing/Bond Issuance

There are four projects with a total of 120 at-risk units in the incorporated cities which were financed with Multi-family Bond Financing, either State, locally, or County sponsored. Within the incorporated cities, either the city, or the city redevelopment agency, either in conjunction with San Bernardino County or individually, may offer incentives for owners of bond financed projects. For example, either the County or a city could issue individual Mortgage Revenue Bonds for the refinance or purchase of properties with expiring use restrictions. Under most bond agreements, projects financed with bonds must reserve 20% of the units for low-income residents for the life of the mortgage, or a minimum of 15 years. Three of these projects reserve the units for Low income households at 50-80% of the County median, with the remaining 40 units reserved for Very Low income households. The success of the refinancing options depends on the financial incentives to the owners. If bond structures allow for interest rates well below the rates on the initial mortgage, owners will have an incentive to refinance. If interest rates are not competitive, this option becomes less feasible. More often, property owners seek refinancing opportunities from private lending institutions and therefore are able to opt out of affordability controls. The County, and the individual cities in which these units are located, will support private refinancing.

Contract Extension

There is one project based Section 8 subsidized project, originally financed through a County sponsored bond, and subsequently refinanced with a HUD Section 221(d)(4) loans at-risk of losing affordability restrictions during the Housing Element planning period, with 40 units at-risk of conversion to market rate. There is potential for HUD to offer an extension at the time the contract expires. The owners of this project can terminate their Section 8 contracts at the expiration date, or renew the contract for another period. The primary incentive for Section 8 property owners to opt-out is the higher rent that would be paid for these units at market value. In order for the property owner to successfully opt-out of the project based Section 8 contract, certain procedural requirements must be satisfied. A Notice of Intent (NOI) must be filed with

HUD one year before the termination date that indicates the owner's intent to convert the units to market rate. As well, they have to notify tenants of their intentions one year in advance of termination of the contracts. In the event the owner opts out and has met all noticing requirements, HUD is committed to protecting the tenant. To protect families living in assisted units, HUD will make vouchers available in the event project based assistance ends as a result of a Housing Conversion Action (i.e., opt-out). In order to limit displacement as a result of an opt-out, HUD makes "enhanced" vouchers available to residents. Residents may elect to remain in their unit when issued an enhanced voucher, or if they choose to relocate, a standard housing voucher is issued.

Upon filing of a NOI, HUD may offer several incentives to property owners to remain in their contracts, including re-financing the property mortgage, and establishing higher rents charged for the project. Pursuant to Section 65863.10 of the Government Code, the property owners of these units must also provide six-month advanced notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and anticipated rent increase. The property owner is also required to serve notice to the City of Rancho Cucamonga.

New legislation has been passed in association with the renewal procedures for expiring project based Section 8 and Section 8 New Construction contracts. In previous years, 1996 and 1997, the status of HUD's continuation of funding was uncertain and the possibility of converting renewals to a tenant based subsidy program was under consideration. The Multi-family Assisted Housing Reform and Affordability Act of 1997 (MAHRA) established new policies for the renewal of Section 8 project based contracts based on market rents for projects with contracts expiring in 1999. In 1999, contracts could be renewed under what was called the "Emergency Initiative", which used a methodology to determine status of rent structure termed Mark to Market.

For projects with contracts expiring for the first time in 2000 or beyond, six renewal options are available. For the most part, the projects eligible were originally assisted with HUD insured loans which limited affordability to lower income households. Therefore, options for renewal are assumed to be one of the following, although other options may apply depending on other project factors: (1) Renew at comparable market levels, possibly adjusted upward by OCAF (operating costs), which is the Mark Up to Market option; (2) Renew at current rents with no adjustments; (3) Notify HUD of intent to opt-out of Section 8 contract. For any project with rents currently exceeding comparable market rents, as a fourth option the owner may request referral to new Office of Multi-family Housing Assistance Restructuring (OMHAR) for reduction of Section 8 contract rents with or without the restructuring of rents. There are two other options available that are not applicable to the San Bernardino County projects at this time.

The conduct of a RCS is used to establish the "initial" renewal term. Based on the RCS, rents can be adjusted up to market, remain the same, or be adjusted to accommodate increased operating costs and costs for rehabilitation, as long as they did not exceed comparable market rents in the area, as determined by HUD. For FY 2000, most owners are required at the initial renewal stage, to submit a RCS to establish that contract rents are either above or below comparable market rents. HUD now requires 120 days notification (as compared to previous 90-day requirement) prior to initiation of renewal proceedings. The RCS starts a five-year life cycle which upon expiration, requires that a new RCS be conducted. During the five-year life cycle all subsequent renewals of the first contract and renewals of other Section 8 contracts or stages

(where Section 8's within the same complex expire at different times) will not require a new RCS. For projects renewing for the first time in 2000 (or later), the owner may choose a one or five year term, although other terms are available.

Based on discussions with the property management company, there are no plans to extend the Section 8 contract, therefore all 40 units will be converted to market rate during the planning period. Therefore, monitoring, coordination and proactive assistance efforts on the part of the City of Rancho Cucamonga, and the County of San Bernardino will be required to preserve these units from conversion.

Transfer of Ownership

An option for the preservation of bond financed at-risk units is transfer of ownership. Under this option, public and private non-profit entities may purchase the at-risk units to preserve their affordability. The feasibility of this option depends on the type of project at-risk. If a project is currently privately owned and all units have affordability restrictions, this option is feasible. If a project is not privately owned, or has only a small percentage of units set aside for low-income residents, the costs of this option may become prohibitive. This option may not be feasible for a number of the at-risk projects, for although the projects are privately owned, only a portion of the units are subject to affordability restrictions. Public and non-profit entities that may be interested in purchasing units to continue their affordability status are discussed in a subsequent section.

Local Rental Subsidy

An option for preservation of at-risk units assisted by either project based Section 8 funds and/or bond financing would be a local rental subsidy to residents. This option could be used to retain the affordable status of the units, by providing assistance to residents when their affordable units convert to market rate. Rent subsidies using state, County, local (Redevelopment Agency or City, the use of HOME funds, or other funding sources) can be used to maintain the affordability of these at-risk units. Rent subsidies can be structured to mirror the Section 8 program. Both the County and City entities currently have several funding sources that could be used to provide subsidies to residents.

The cost of providing subsidies for the 160 at-risk bond financed or Section 8 units with potential to expire during the planning period to maintain subsidized rents assumes that none of the at-risk units are preserved. The analysis is broken down by cost to the County to assist projects within the incorporated cities, assuming the County was to bear such costs. However, it is unlikely that the County would implement this option to provide rental subsidies to projects within incorporated cities. It is more feasible that the County would offer assistance with refinancing or with bond issuance than provide direct rental assistance subsidies to projects within incorporated cities.

The cost of providing subsidies is based on a comparison between fair market rents (FMR) and rents that are affordable for Low and Very Low-income families. Affordability is defined as rents that do not exceed 30% of a household's monthly income.

Under the project based Section 8 program, HUD pays owners the difference between what tenants can pay (defined as 30% of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent (FMR) on the unit. Section 8 assistance is only available to Very Low income households earning less than 50% of the County median income. The 2000 HUD median income for San Bernardino County is \$47,400. The 29 at-risk units with Section 8 assistance include two and three bedroom units. One bond financed project reserves units for 40 Very Low income households, comprised of two and three bedroom units. The analysis also assumes the average Very Low income household has an actual income of 50% of the County median income, adjusted for household size. All of the remaining 116 units are reserved for Low income households with incomes earning between 50 and 80% of the County median.

The current FMRs for the Riverside-San Bernardino Metropolitan Area (MSA), which encompasses San Bernardino County, are shown in Table B-3.

**TABLE B-3
FAIR MARKET RENTS FOR EXISTING HOUSING:
RIVERSIDE-SAN BERNARDINO MSA**

<i>Efficiency*</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>
\$448	\$499	\$609	\$845	\$999

*Efficiency = Studio Apartment

FMRs include utility costs

Source: HUD Revised FY 2000 Income Limits

Based on 2000 adjusted HUD income data for San Bernardino County, affordable rents for Very Low Income households would be approximately \$415 for a studio, \$474 for a one bedroom, \$593 for a two bedroom, and \$640 for a three bedroom. This assumes a two-person household for a one bedroom unit, a four person household for a two bedroom unit, and a five person household in a three bedroom unit. The cost of providing a rental subsidy to the Very-Low income households is shown in Table B-4 to be \$1,437 per month, or \$17,244 year in the incorporated cities.

Affordable rents for Low income households would be approximately \$758 for a one bedroom, \$947 for a two bedroom, and \$1,023 for a three bedroom, based on HUD 2000 income limits. In general, these monthly affordable rents exceed the average monthly countywide rental costs for comparative sized units, based on the RealFacts 2000 survey of average rental prices countywide, whereby the average rental cost of a one bedroom unit is \$631, a two bedroom unit is \$776, and a three bedroom unit is \$896. However, the Resolutions establishing the terms for the bond financed projects established a monthly maximum rental cost of \$515 for a one bedroom unit, and \$630 for a two bedroom unit. No maximum was established for a three bedroom unit. The affordability terms also allowed for a yearly increase in rental costs. Assuming an average increase of 2% per year, the restricted rents at the time of expiration (a 10-year period) would be approximately \$620 for a one bedroom and \$760 for a two bedroom. These are very similar to the average market rate rental cost throughout the County. For purposes of analysis, however, the difference between the average market rates and the adjusted restricted rates will be used to calculate an estimated subsidy. The cost of providing a

rental subsidy for the Low income households per month is \$1,144, per year is estimated at \$13,728.

It must be noted that actual subsidies required will vary from this estimate, as in the case of Very Low income households, some households will earn below the assumed 50% of the County median income and therefore require higher subsidies. Applicable to both the Very Low and Low income maximum affordable payments, some households may be comprised of larger or smaller households than assumed for the analysis and therefore the assumed baseline affordable rent is either higher or lower, which translates to a higher or lower subsidy. As well, it is extremely important to take into account the fact that market rate rents in portions of the San Bernardino County area are typically lower than the FMR, and incomes are significantly lower than the County average, whereas in other portions of the County market rents are higher than the County average. As well, the actual rents currently charged at Project Based Section 8 apartments are not based on a fixed rent, but are calculated based on a payment of 30% of a tenant's income. Therefore, the numbers contained in the following table based on the methodology typically used for this analysis are assumed to be lower than what would actually be required.

TABLE B-4
ESTIMATED MONTHLY SUBSIDY TO VERY LOW INCOME RESIDENTS

<i>Unit</i>	<i>FMR</i>	<i>Affordable Rent</i> ¹	<i>No. Units</i>	<i>Difference</i>	<i>Total</i>
Studio	\$448	\$415	N/A	\$33	--
1 Bedroom	\$499	\$474	37	\$25	\$925
2 Bedroom	\$609	\$593	32	\$ 16	\$512
3 Bedroom	\$845	\$640	N/A	\$205	--
4 Bedroom	\$999	\$687	N/A	\$312	--
Total					\$1,437

¹ Affordable rent includes all utilities

TABLE B-5
ESTIMATED MONTHLY SUBSIDY TO LOW INCOME RESIDENTS

<i>Unit</i>	<i>Average Rent</i>	<i>Restricted Rent</i> ¹	<i>No. Units</i> ²	<i>Difference</i>	<i>Total</i>
1 Bedroom	\$632	\$620	62	\$12	\$744
2 Bedroom	\$776	\$760	25	\$ 16	\$400
3 Bedroom	\$896	\$900 ¹	4	\$N/A	--
Total					\$1,144

¹ Estimated restricted rent for a three bedroom unit based on differential in price between the one and two bedroom restricted price (\$140) added to the base price of a two bedroom unit

² Actual distribution of units between one and two bedroom units was not available for one of the at-risk complexes. Four purposes of analysis, it was assumed that 2/3 of units were one bedroom and 1/3 of units were 2 bedroom. Therefore the actual number of units, and resulting subsidy required may vary slightly from the above table.

Total estimated cost to the incorporated, or the County should the County assume responsibility for monthly rental subsidies in incorporated cities would be \$30,972 per year, or \$2,581 per month for only those five projects funded through the Multi-family Revenue Bonds. Costs for

subsidizing the other 13 projects with expiring Section 8 contracts in the incorporated cities would significantly increase this total.

Replacement Cost

Maintenance of the at-risk housing units as affordable will depend largely on market conditions and the attractiveness of financial incentives that the County can provide to investors. Theoretically, replacement of units as an option is limited only to those at-risk projects owned by “for profit” investors with no long term use restriction by a public entity (such as HUD or County) as expiration of the current use restriction on these projects would actually physically reduce the City’s affordable housing inventory. Should affordability controls on these projects be lost in the County or the individual jurisdictions in which the project is located have the option to construct new units to replenish its housing stock? The cost to replace the 160 units at-risk of converting to market rate during the 2000 - 2005 housing element planning period will vary based on the timing of replacement and the economic conditions in the region. Should affordability controls be lost on the projects within incorporated cities, the cities themselves have the option to construct new units to replenish the housing stock, possibly utilizing revenue bond financing issued through the County as a funding option. Recent construction cost information of an average of \$125 to \$130 per square foot for multi-family units (source: Building Industry Association [BIA]) was used to gauge the cost of replacing the at-risk units. Using average square footages of 600 square feet for one bedroom units, 700 square feet for two bedroom units, 800 square feet for three bedroom units, Table 67 shows the cost of replacing the at-risk units through new construction is approximately \$13,012,500. The \$125 per square foot estimate is used for this analysis. The high cost for replacement makes this an unviable option.

**TABLE B-6
REPLACEMENT COST BY TYPE OF UNIT**

<i>Unit Size</i>	<i>Square Feet</i>	<i>Cost Per S.F.</i>	<i>Cost Per Unit</i>	<i>Number of Units¹</i>	<i>Total Cost</i>
1 Bedroom	600	\$125	\$75,000	91	\$6,825,000
2 Bedroom	700	\$125	\$87,500	57	\$4,987,500
3 Bedroom	800	\$125	\$100,000	12	\$1,200,000
4 Bedroom	1,000	\$125	\$125,000	N/A	--
Total Cost					\$13,012,500

¹ Note that actual distribution of one and two bedroom units was unavailable for one apartment complex. Distribution was assumed at 2/3 one-bedroom and 1/3 two-bedroom for purposes of analysis. Therefore, actual number of units and total cost may vary slightly from numbers in above table.

Other Replacement Units

San Bernardino County has projects underway which will add affordable housing units to the County's housing stock. As well, individual cities also have projects underway, which will contribute to the stock of affordable housing on an individual and countywide basis. These projects will be added during the 2000-2005 housing element planning period and may be considered to offset the number of units which convert to market rate, although the intent is that they augment the existing affordable resources. The pending projects in the Unincorporated County are expected to add over 1,000 affordable units to the County's housing stock.

If the County is unable to preserve the at-risk units, these units may be considered to replace a portion of the units losing their affordability restrictions. Otherwise, if no units convert to market rate, the County can expect a larger inventory of affordable units.

Financing Mechanisms:

A variety of federal, state and local programs are available to create and/or maintain rental and purchase affordability for lower income residents. These programs are available as well to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. The following summarizes financial resources available to the County and individual cities, private and non-profit parties to preserve/create housing that is affordable.

Federal Programs

- **CDBG** — This program is intended to enhance and preserve the County and individual city's affordable housing stock. CDBG funds are awarded on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the County median family income. Some examples of CDBG funded activities in the County include housing cost reduction programs, code enforcement, mobile home rehabilitation, and operation of the San Bernardino County Fair Housing Council.

- **HOME Investment Partnership Act** — HOME funding is a flexible grant program which is awarded to the County and cities on a formula basis for housing activities which take into account local market conditions, inadequate housing, poverty and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction and/or rehabilitation of affordable housing. Tenant-based rental assistance, property acquisition, site improvements, expenses related to the provision of affordable housing, and projects that serve a group identified as having special needs related to housing are also available.
- **Section 8 Rental Assistance Program** — This program provides rental assistance payments to owners of private market rate units on behalf of very low-income tenants.
- **Section 811/202 Program** — Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of Very Low income rental housing for senior citizens and disabled persons. Project based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRA)** — LIHPRA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low-income, or to sell the project to priority purchasers (tenants, non-profits, or governmental agencies.)

Pursuant to LIHPRA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would assure property owners an 8% return on the recalculated equity or their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120% of the FMR, or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program, or offer to sell the project (a “voluntary” sale) to a priority purchaser for a 12-month option period, or other purchasers for an additional three months. The owner is required to document this choice in a Plan of Action.

If HUD cannot provide the owner with the 8% return— i.e., required rents would exceed federal cost limits—the owner may prepay mortgage costs only after (a) offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a “mandatory” sale); and (b) filing a Plan of Action which demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the

owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

State Programs

- **California Housing Finance Agency (CHFA) Multiple Rental Housing Programs** — This state program provides below market rate financing to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20-150 units.
- **Low Income Housing Tax Credit (LIHTC)** — This state program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition
- **California Community Reinvestment Corporation (CCRC)** — This private, non-profit mortgage banking consortium provides long term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Local Programs

- **Redevelopment Agency Funding** — 20% of a local agency's funds are set aside for affordable housing activities governed by state law. Eligible activities include acquisition, rehabilitation, and new construction. As part of these RDA activities, a city or county provides low interest and deferred loans to eligible households with low and moderate incomes.
- **General Fund** —San Bernardino County allocates General Funds annually to provide support services and housing assistance to its residents.

Non-Profit Entities

Non-profit entities based relatively proximate to the San Bernardino County can be contacted to gauge their interest and ability in acquiring and/or managing units at-risk of conversion. A partial listing of entities with resources in the San Bernardino County area is provided In Table B-7.

Table B-7
Non-Profit Entities
San Bernardino County

HOMELESS FACILITIES
EMERGENCY SHELTERS
Catholic Charities – Catholic Charities provides motel vouchers for emergency shelter in the desert portions of the county. The vouchers are funded by the county's Emergency Shelter Grant (ESG) program.

Table B-7
Non-Profit Entities
San Bernardino County

Desert Manna Ministries, Inc. – Desert Manna Ministries provides cold weather shelter to the homeless in the desert region around Barstow. Approximately 5,000 shelter nights are provided at a facility located at 209 North First Avenue, Barstow. The shelter is funded in part by the county's ESG program.

Family Service Association of Redlands – The Family Service Association (FSA) of Redlands provides transitional housing for homeless families through a rental assistance program. Vouchers are also provided for emergency shelter. In addition, the FSA distributes food baskets and provides utility assistance and referral services. The county's ESG program funds vouchers and rental assistance.

Frazee Community Center – The Frazee Community Center provides shelter and referral services for homeless persons in two houses located in Highland and Redlands. The total bed capacity of both shelters is 49 and shelter is available for between 7 and 30 days for 16 men (only) and 33 families. In allocating space, priority is given to people who have been residents of the county for six months or more, families and senior citizens. The Center provides referral services to match homeless persons with other shelters, motel vouchers for emergency shelter, as well as food and medical services. The county's ESG program funds vouchers.

High Desert Homeless Services, Inc. – The High Desert Homeless Services, Inc. provides homeless persons and their families assistance in finding shelter and support services in order to become self-reliant. Clients who are referred to the shelter receive support services that include free sack lunches, clothing, showers, and personal care items. The 55-bed shelter currently services over 40 people a day. Shelter is also provided through the use of motel vouchers funded by the county's ESG Program.

Homeless Outreach Programs and Education (H.O.P.E.) – H.O.P.E. provides cold weather shelter for homeless in Ontario and the West Valley area of the County of San Bernardino. Shelter is provided in the form of vouchers issued from a facility at 213 N. Fern Avenue in Ontario. The vouchers are funded in part by the county's ESG program.

Operation Grace – Operation Grace provides cold weather shelter for homeless in San Bernardino and the East Valley area of the county. Shelter is provided in the form of vouchers issued from a facility at 1595 E. Art Townsend Drive in San Bernardino. The vouchers are partially funded by the county's ESG program.

Option House – Option House provides shelter and support services to victims of domestic violence and their children. The Option House shelter facility, located in the City of San Bernardino, has an average capacity of thirty persons (approximately nine women and their children). The shelter is funded by the county's ESG program.

Salvation Army – The Salvation Army operates two homeless shelters in the City of San Bernardino. The 70-bed Hospitality House, which provides separate men's and women's facilities, is funded through the county's Emergency Shelter Grant program. The Fifth Street facility provides 90 beds. The Salvation Army also issues shelter vouchers at six locations countywide. The county's ESG program also funds these vouchers.

County of San Bernardino Human Services System (HSS) – HSS administers the Temporary Assistance to Needy Families (TANF) Program. The program provides vouchers to qualified homeless families with children to purchase temporary or permanent shelter. Since 1991, shelter assistance is limited to sixteen days and households can receive this assistance once in twenty-four months. HSS will pay up to four weeks in a motel and any reasonable deposits necessary for securing permanent housing, including utilities. This assistance is limited to once every twelve months. In 1990, an average of 617 families per month were assisted.

The General Relief program provides a grant to county indigents of up to \$222 per month for housing, food, and living expenses. In addition, Food Stamps may be issued to General Relief clients. Clients must find their own housing, and either pay housing costs directly or arrange for SSG to pay the landlord directly. All aid issued to General Relief recipients requires repayment, if and when recipients become financially able.

**Table B-7
Non-Profit Entities
San Bernardino County**

County of San Bernardino Community Services Department (CSD) – CSD operates a Federal Emergency Management Agency, Emergency Food and Shelter Program (FEMA/EFSP) which provides several services including emergency shelter vouchers and emergency food and utility assistance. In addition, a stipend of \$200 may be obtained to assist an at-risk individual or family to find or retain permanent housing or to assist in making a mortgage payment on a home threatened with foreclosure. These programs are intended for emergency situations, and are not geared to long-term, sustained assistance of households/persons in need.

TRANSITIONAL SHELTERS

Foothill Family Shelter – This facility is located in Upland and serves as a transitional shelter for families while permanent housing is located. The facility has eight apartments and is usually 100% occupied.

Family Service Association of Redlands – The Family Service Association (FSA) of Redlands provides transitional housing for homeless families through a rental assistance program. Vouchers are also provided for emergency shelter. The FSA also distributes food baskets and provides utility assistance and referral services. The county's ESG program funds FSA.

Inland Temporary Homes – This facility provides transitional shelter for four families. The facility includes an on-site house manager and families are required to participate in living-management programs. The organization requests that families set aside 80% of their income, from whatever source, during their stay in the shelter. The monies are put into an account and provided to the families when they leave the shelter. Families may stay up to six months.

SPECIAL NEEDS HOUSING

SUBSTANCE ABUSERS

Veterans Alcoholic Rehabilitation Program (VARP) – VARP, located in the City of San Bernardino, provides shelter and alcohol and drug rehabilitation for low-income and homeless veterans. The facility provides 24-hour care for up to 25 persons. The facility is 100% occupied.

The Gibson House – The Gibson House in the City of San Bernardino is an alcoholic recovery center for women. The 18-bed facility provides food and recovery service, including vocational training to low-income and homeless women between 18 and 65 years of age. This facility is specially equipped with handicapped facilities and is 100% occupied.

VICTIMS OF DOMESTIC VIOLENCE

Desert Sanctuary/Haley House – The Haley House facility, located in Barstow, contains 17 beds for women and their children who are victims of domestic abuse. Clients can stay up to 45 days at the facility.

Domestic Violence Education and Services (DOVES) – DOVES maintains a shelter for battered women and their children in Big Bear. The facility consists of 18-beds, including cribs. Women may stay in the facility for up to six months. The focus of the shelter is on providing highly structured, long-term therapeutic care for their clients.

High Desert Domestic Violence – This facility is located in Victorville and provides 25 beds to women and their children. The maximum stay is generally 30 days. The facility allows clients access to counseling and sponsors a support group.

Victor Valley Domestic Violence – Victor Valley Domestic Violence operates "A Better Way" Shelter in Victorville. This facility can house an average of six women and eleven children daily. The average stay is forty-five to sixty days. A Better Way provides a continuous hotline. Support services include counseling, parenting skills, legal assistance advocacy, transportation, basic skills and childcare. Victor Valley Domestic Violence also provides community outreach programs.

House of Ruth – The House of Ruth is located in the West Valley portion of the county. This facility provides a variety of support services including shelter, counseling, advocacy and information resources for approximately 100 battered women and their children.

Morongo Basin Unity House – The Unity House facility contains 15 beds for women and their children who are victims of domestic abuse. Clients can stay for up to 45 days at the facility. A range of services is provided during their stay, including parenting classes, counseling, support groups, and networking with other service providers. The Unity House also conducts outreach programs in the community.

**Table B-7
Non-Profit Entities
San Bernardino County**

Option House – Option House provides shelter and support services to victims of domestic violence and their children. The Option House shelter facility, located in the City of San Bernardino, has an average capacity of thirty persons (approximately nine women and their children). The average stay is 45 days with extended stays allowed for special circumstances. Option House also operates a Domestic Violence Outreach Center which coordinates counseling, paralegal, education awareness, employment, and money management support services for victims of domestic violence.

MENTALLY ILL

Department of Behavioral Health Homeless Program – The Department of Behavioral Health administers a Homeless Mentally Ill Program, which contracts with private service providers countywide to provide shelter, counseling and crisis intervention. The focus of the program is providing assistance until clients can achieve a long-term, stable living situation. County case managers work with the homeless in the shelters in this pursuit, providing employment and housing referrals. Current contractors serving this subpopulation include:

- | | |
|--|---|
| • ACACIA HOUSE
1374 N. Acacia Avenue
Rialto, CA 92376 | • SHOBAL, INC.
HEZION (Men's Shelter)
698 W. 7th Street
San Bernardino, CA 92410 |
| • FRAZEE COMMUNITY CENTER
(Redlands Shelter)
913 E. Delaware
Redlands, CA 92346 | • SHOBAL, INC.
MALKAI
669 W. 7th Street
San Bernardino, CA 92410 |
| • ENLIGHTMENT-ONTARIO
1847 N. Baker
Ontario, CA 91763 | • HIS PLACE
139 Court Street
San Bernardino, CA 92418 |
| • MARY SANDERS HOMELESS SHELTER
110 North "J" Street
San Bernardino, CA 92410 | • LILLIE RUFF'S
11621 Lee Street "B"
Adelanto, CA 92301 |
| • DAVIS ROOM AND BOARD
7464 Sterling Avenue
San Bernardino, CA 92410 | |

PERSONS WITH HIV/AIDS

High Desert AIDS Outreach (HDAO) – Established in 1992, HDAO serves the Victorville community. HDAO provides case management, mental health counseling, transportation, food services and childcare for persons with HIV/AIDS. HDAO also helps clients to obtain housing assistance through HUD and HOPWA.

Inland AIDS Project – Inland AIDS Project maintains the following housing for persons with AIDS:

- Four - 2 bedroom/1 bath units in San Bernardino
- Two - 2 bedroom/1 bath units in Ontario
- One - Chemical dependency recovery house with 6 beds, and
- One – recently purchased property that will house a 6 bed licensed Residential Care Facility

In addition, county residents are eligible for admission into the Riverside facility.

Foothill AIDS Project – Foothill AIDS Project provides supportive services to persons living with HIV/AIDS. They also provide a voucher program that provides long-term housing subsidies to ten (10) households. The vouchers mimic those provided through the Section 8 Program.

Central City Lutheran Missions – This organization operates St. Martin House, a 4 bed homeless transitional housing facility for persons with HIV/AIDS. Central City Lutheran Missions was awarded \$400,000 in 1999 SuperNOFA funds to purchase and rehabilitate properties for HIV/AIDS housing.

Appendix C

General Plan Consistency Analysis

TABLE C-1
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX
SAN BERNARDINO COUNTY HOUSING ELEMENT

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS																			
	Geologic	Flood	Fire	Wind/Erosion	Noise	Aviation Safety	Hazardous Waste	Water	Open Space/ Recreation	Biologic	Soils/ Agriculture	Minerals	Air Quality	Cultural	Wastewater Systems	Solid Waste Management	Transportation / Circulation	Energy/Teleco munications	Housing/ Demographics	Land Use
Goal HE-1: Because the implementation of streamlining measures regarding governmental review and standards may facilitate the reduction of housing cost, the following action-programs shall be implemented or pursued:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 1-a: Integration of environmental review with the function of the regional planning teams.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to reduce application processing time and costs by integrating environmental review into the application review process.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 1-b: Develop and utilize a Master Environmental Assessment to facilitate the environmental review of housing projects.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Identify areas of critical environmental concern in all unincorporated areas of the County.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 1-c: Continue to give priority to permit processing for projects utilizing the Housing Incentives Program (HIP) when requested.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Improve and facilitate local government review of low-income housing projects, and continue to reduce processing costs to applicants.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 1-d: Implement appropriate recommendations of the Application Process Study, a review of all application procedures and processes in the Planning Division, completed in 2000.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to reduce application processing time and costs.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 1-e: Review the Development Code regularly for possible revisions that would assist in creating more affordable housing and to facilitate establishment of independent senior citizen living centers, shared senior housing and group care homes; review and necessary changes to be combined with any other changes being made to the Development Code.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to identify ordinances nonessential to health and safety that act as contributing factors to the high cost of housing and assist the development of housing for elderly and handicapped people.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 1-f: Review the current housing and infrastructure expenditures and programs of the various departments and agencies to determine where they are implemented geographically, especially whether in cities or in the unincorporated areas, and develop strategies to target the resources where they will most benefit the County.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Identify and target housing and needed infrastructure resources for the greatest benefit.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-2: Because innovative housing design and construction techniques and energy conservation may reduce the cost of housing without sacrificing quality, the following action programs shall be implemented or pursued:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-a: Continue to utilize Planned Development density bonus and density transfer provisions as described in the County Development Code to allow creation of lot sizes less than that normally required by residential land use districts.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide for greater flexibility in design of single-family development so as to increase the supply of affordable dwelling units.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-b: Update the location and design criteria of the planned developments and design review projects and the application forms.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
¹ “Y” denotes yes for consistency.																				
<i>Objective: Improve the planned development and design sections of the Code and the application forms in order to encourage affordability.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

TABLE C-1
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX
SAN BERNARDINO COUNTY HOUSING ELEMENT

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS																			
	Geologic	Flood	Fire	Wind/Erosion	Noise	Aviation Safety	Hazardous Waste	Water	Open Space/ Recreation	Biologic	Soils/ Agriculture	Minerals	Air Quality	Cultural	Wastewater Systems	Solid Waste Management	Transportation / Circulation	Energy/Telecommunications	Housing/ Demographics	Land Use
Housing Program 2-c: Continue to utilize the minimum residential construction standards for conventional and manufactured housing on individual lots.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to ensure compatibility in the design and siting standards of all dwelling unit types while reducing costs.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-d: Continue to allow for temporary dependent housing, per the County Development Code.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide affordable housing for elderly or disabled persons.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-e. : Continue to evaluate residential developments with emphasis on energy efficient design and siting options that are responsive to local climatic conditions and applicable laws.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Promote energy-efficient development, especially housing, in the unincorporated County area which will help keep power usage/costs lower.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-f: Continue to designate Planned Development (PD) land use districts where design constraints (such as slope instability or flooding) have been identified. PD classifications will encourage efficient land development by requiring the project to be reviewed by Planning staff through the planned development application process.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to encourage planned residential development in design-constrained areas.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-g: Continue to allow second units, as a permitted use on any residential parcel, provided that each unit has the minimum required area as specified by the official land use designation.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide opportunities for the placement of a second dwelling unit provided there is sufficient area.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-h: Continue to allow mobile home parks in the Single Residential Land Use District at densities specified in the Development Code and in the Multiple Residential Land Use District subject to design guidelines which will ensure compatibility with the natural environment while minimizing potential adverse environmental impacts.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to encourage the construction of new mobile home parks so as to increase the supply of affordable dwelling units in residential areas.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-i: Continue the Insulation and Weatherization Program for eligible households.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Provide labor and materials to insulate and weatherize the homes of eligible low-income households.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 2-j: Encourage the use of energy conservation features in residential construction, remodeling and existing homes.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Help publicize energy conservation opportunities offered by Southern California Edison. Examples include: Replacing old refrigerators, Weatherproofing, Energy-Efficient Lighting, Cooling (Evaporating Coolers), and Interruptible Service.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

TABLE C-1
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX
SAN BERNARDINO COUNTY HOUSING ELEMENT

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS																			
	Geologic	Flood	Fire	Wind/Erosion	Noise	Aviation Safety	Hazardous Waste	Water	Open Space/ Recreation	Biologic	Soils/ Agriculture	Minerals	Air Quality	Cultural	Wastewater Systems	Solid Waste Management	Transportation / Circulation	Energy/Telecommunications	Housing/ Demographics	Land Use
GOAL HE-3: Because property maintenance is desirable and can be promoted through information, training, and health and safety code enforcement programs, the following action-programs shall be taken:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-a: Continue the voluntary occupancy inspection program available to prospective buyers of residential property and increase public awareness of this program;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to ensure consumer protection for residential property transactions.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-b: Utilize Section 17299 of the California Revenue and Taxation Code as a health and safety code enforcement tool for rental units inspected by the Department of Environmental Health Services;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to encourage compliance of substandard dwelling units with Environmental Health Services Department requests for the upgrading of a structure.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-c: Continue the CDBG single-family homeowner rehabilitation loan program in order to rehabilitate housing and improve neighborhoods.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to provide loans to very low-, low-, and moderate-income owner-occupants to correct deficiencies and bring residences up to minimum Housing Quality Standards.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-d: Continue the CDBG senior and disabled repair program.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to provide grants for repair of owner-occupied residences of senior and handicapped citizens.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-e: Inspect rental units in conjunction with the tenant based rental assistance program. Integrate this service with the Housing Authority to ensure subsidized rentals meet code requirements.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to provide safe and sanitary housing to lower-income households.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-f. : Use and update the County Rehabilitation Guide for inspection of existing renter- and owner-occupied dwelling units to facilitate economical and safe rehabilitation of housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to fund renovation of substandard housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-g: Acquire and rehabilitate low-income rental units with the HOME Rental Property Acquisition and/or Rehabilitation Program.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Provide loans to both for-profit and non-profit developers of affordable housing to acquire and/or rehabilitate existing low-income rental units.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-h: Refinance multi-family housing rehabilitation projects with the HOME Rental Property Rehabilitation and Refinance Program.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to provide funds to refinance existing debt for affordable multi-family housing rehabilitation projects.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-i: Provide targeted code enforcement programs to assist with neighbor and housing unit rehabilitation.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to provide enforcement on complaints; add target neighborhood program to reduce blight.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 3-j: Contract with for-profit and non-profit developers and assist them in acquiring and rehabilitating vacant HUD and VA repossessed properties. These houses will be resold at affordable prices to first-time and other homebuyer families.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Reduce neighborhood blight by improving vacant properties and make recycled affordable housing available to homebuyers.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

TABLE C-1
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SAN BERNARDINO COUNTY HOUSING ELEMENT

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GOAL HE-4: Because the preservation of existing housing stock is important in providing housing opportunities for all income levels, housing and community rehabilitation programs shall be established and implemented through the following action programs:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 4-a: Encourage and assist local lending institutions in implementing the Community Reinvestment Act.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to encourage participation by all lending institutions in the County.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 4-b: Preserve units at risk of being lost to lower income households through completion of their federal subsidies and affordability covenants or contracts by developing various kinds of incentives or other programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Offset the loss of federally subsidized housing units in the County that are nearing fulfillment of their original financial commitment.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 4-c: Continue to preserve affordable units at-risk of being lost to the stock due to expiring contracts, covenants, agreements, etc., through the use of other incentives and programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Maintain the existing stock of affordable housing beyond current contracted affordability periods.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 4-d: Preserve historic structures through the use of various federal and state tax incentive and other programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Provide preservation information and assistance to the owners of historic structures.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-5: Because the housing needs of all economic segments of the population are not currently served by the housing market, the following voluntary incentives, strategies and action-programs shall be implemented to stimulate the market sufficiently that will fulfill this unmet need:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-a: Continue to promote the use of the Housing Incentives Program (HIP).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to stimulate construction of affordable new residential developments of five or more units within the unincorporated County areas, including senior housing.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-b: Continue to implement the Housing Incentives Program (HIP) such that it would encourage the phasing of affordable housing in large planned developments when the density bonus incentive has been implemented.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to encourage phasing of affordable units in all future multi-phased housing developments that include affordable housing.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-c: Use federal and state funding programs to assist mobile home purchase and rental.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to assist prospective owners and renters in funding the purchase or rental of mobile homes.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-d: Identify and use surplus public land to assist in the provision of housing that is affordable to lower income groups.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to increase the number of affordable housing sites.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-e: Provide information and assistance to help relocate displaced individuals, including former residents of units converted from renter to owner occupancy status.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to educate displaced individuals needing housing information.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-f: Identify sites for affordable housing in the various planning areas of the County.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Direct and encourage the construction of affordable housing in the planning areas</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-g: Continue to pursue opportunities to acquire and “bank” sites, as necessary, to be used for affordable housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Purchase properties for affordable housing development and exchange County-owned sites in planning areas needing affordable housing. Use sites in conjunction with other subsidy programs.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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Housing Program 5-h: Continue to form partnerships with nonprofit organizations, public agencies, other community based organizations, and housing developers in order to increase ownership opportunities for very low and low-income households.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Produce additional homeownership opportunities for lower income households in collaboration with nonprofits such as Housing Partners I (HPI), redevelopment agencies, and bond-financed single-family housing developers.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-i: Continue Single Family Mortgage Revenue Bond (MRB) Homebuyer Assistance Program.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to increase ownership opportunities for households which have difficulty in obtaining traditional financing. Bonds are repaid from property owners’ mortgage payments.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-j: Continue to support Lease Purchase Homeownership Assistance Programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Assist people in their transition to homeownership through a program requiring them to lease the home for three years. A portion of the lease payments are applied to their equity in the home -purchased at the end of the three year period.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-k: Continue to support Home Ownership Assistance Programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Provide down payment, closing cost, and gap financing assistance for eligible prospective homebuyers through various funding sources.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-l: Welfare-to-Work Program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide assisted housing to persons receiving other assistance from Jobs and Employment Services Department and the Transitional Assistance Department.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-m: Mainstream Program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide assisted housing to persons with disabilities to enable them to rent suitable and accessible housing on the private market.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-n: CHDO New Construction, and Acquisition/Rehabilitation Programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Provide funds for use by Community Housing and Development Organizations for new construction, acquisition, and/or rehabilitation of affordable rental housing.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-o: Section 8 Housing Certificates/Vouchers	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide Section 8 Certificates and Vouchers to all low-income renters to obtain housing.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-p: Public Housing Program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to own, manage, and construct public housing units for lower income households. As practicable, directly assist eligible households transition to homeownership through Section 8 homeownership assistance.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-q: Tenant Based Assistance—Monthly Rental Subsidy Program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide interim assistance to eligible households identified by the Housing Authority of the County of San Bernardino, program administrator.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-r: Tenant Based Assistance—Security Deposit Program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide security deposit and/or utility payment assistance to tenants who lack the funds to obtain, or avoid being displaced from, decent rental housing.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-s: Mortgage Revenue Bond Financing—Multi-family Rental Units	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Encourage the development of multi-family rental units by using mortgage revenue bonds to finance/refinance construction, acquisition, mortgage loans and capital improvements.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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Housing Program 5-t: Continue working with developers to submit proposals for funding assistance to facilitate special needs housing. Examples include Section 202 program funds for senior and disabled housing projects, and SUPERNOFA Homeless Program grant funds.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Ensure availability of housing to serve special needs populations.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 5-u: Family Unification Program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to promote family unification by providing housing assistance to families for whom the lack of adequate housing is a primary factor in the separation of children from their families.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-6: Because it is desirable to prevent discrimination in housing, the following action-programs shall be established:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 6-a: Continue to fund the Fair Housing Program.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to educate residents, landlords, agency staffs, lenders, realtors, sellers, and homebuyers about anti-discrimination laws/practices regarding rented or purchased housing.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 6-b: Landlord/Tenant Mediation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide landlord/tenant counseling, information on mediation, and education on existing laws and regulations. Assist in resolving disputes. Continue to promote information services that consist of referring individuals with complaints to the appropriate agency, assisting individuals in finding adequate housing, and providing other help as required.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-7: Because it is necessary for each community within the County to provide a variety of housing opportunities in an affordable price range, commensurate with the population and income classification of the County, the following action-programs shall be implemented:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 7-a: Identify the County’s projected fair share of affordable housing development in consideration of and with relation to other jurisdictions within the region and state, as well as from a comprehensive planning perspective.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to encourage the equitable distribution of affordable housing in the Southern California region.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 7-b: Continue to integrate all aspects of housing assistance and development planning within the Consolidated Plan, consistent with the broader County General Plan and Development Code, and Community Plans in order to identify the existing inventory as well as proposed locations for affordable housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Encourage affordable housing projects in all unincorporated areas.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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GOAL HE-8: Because the presence (or potential presence) of a homeless population is contrary to the County and State goal of a "suitable living environment" for each resident, the following action-programs shall be implemented:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 8-a: Continue to quantify the homeless population within the County. Since this issue is multi-jurisdictional, and given the nature of the homeless population, coordination with the cities is necessary in achieving an accurate count;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Determine how many individuals lack housing.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 8-b: Continue to participate in the County of San Bernardino Homeless Coalition in order to maintain optimum communication between County departments that provide services and resources to the homeless to facilitate a coordinated effort in solving this issue.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to facilitate a coordinated effort within the County's organizational structure.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 8-c: Based on the quantity and distribution of the homeless population, determine the additional need for emergency shelters and transitional housing opportunities.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Provide additional shelters and transitional housing opportunities as needed.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 8-d: Determine the type of units and the price range of said units for each region within the County, to facilitate the provision of affordable long-term housing opportunities for the very low and low-income groups of the population.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to provide for affordable long-term housing opportunities.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 8-e: Continue to allow emergency and transitional shelters in any land use district with the appropriate permits, and concurrently develop the appropriate locational and design standards for such uses.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to allow for emergency and transitional shelters in the County's regulatory system.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 8-f: Transitional Housing Program and Homeless Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Provide support to Continuum of Care System.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-9: Because of the various lifestyles and population characteristics of the County's residents, a variety and balance of housing types and densities shall be provided, through the General Plan Update, to require that all new planning area or specific plan studies provide housing types and densities commensurate with demonstrated lifestyles, projected needs, and population characteristics of the individual planning area.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 9: Continue to evaluate and update the General Plan with reference to the County's housing needs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Promote a variety of housing types in all unincorporated areas of the County.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-10: Because it is desirable to monitor housing programs to ensure coordination between the numerous responsible agencies (Department of Economic and Community Development, Land Use Services Department, and Housing Authority) and to track the success of the various housing programs, the following action-programs shall be implemented:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-a: Prepare annual housing status reports on the state of housing in San Bernardino County for review and adoption by the Board of Supervisors on or before the second Monday in June, annually.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Coordinate County departments to work toward assessing and attaining goals, policies, and programs of the Housing Element.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-b: Annually prepare and file Grantee Performance Reports with the Federal Department of Housing and Urban Development;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to assess federally funded housing development projects.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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Housing Program 10-c: Utilize the County's regional information mapping system to develop, collect and maintain a Regional Statistical Area specific database of housing-related data.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Store and retrieve housing-related information.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-d: Develop a system to identify and monitor the conversion of vacation units, and new second and dependent units.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Study the effects of vacation home conversions on public service and infrastructure supply and new construction second and dependent units.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-e: Monitor housing construction costs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Monitor the provision of housing affordable to all economic segments.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-f: Monitor housing opportunities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Monitor the progress in providing housing opportunities.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-g: Monitor progress addressing homeless issues	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Monitor the progress in addressing homeless issues.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-h: Census data review	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Obtain, incorporate into existing data systems, and maintain usable population, employment, and housing data.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 10-i: Monitor jobs/housing programs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Monitor success of programs designed to balance the jobs to housing opportunities.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-11: Because it is desirable to optimize use of and limit adverse impacts on existing infrastructure and natural resources such as open space and air quality, more intensive residential development shall be encouraged in areas close to major transportation corridors where the infrastructure already exists and/or is underutilized, through the following actions-programs:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 11-a: Identify areas of underutilized and aging infrastructure through the County Geo-based Information Management System (GIMS), and investigate alternative financing mechanisms;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Identify areas of underutilized and aging infrastructure in order to encourage residential development in the most viable locations.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 11-b: Explore the feasibility of determining specific criteria and guidelines for residential development in areas of underutilized and aging infrastructure.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Guide residential development to areas where existing infrastructure is underutilized, reducing further stress on aging infrastructure until those impacts can be corrected</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 11-c: Identify areas of the County where urban infill is appropriate, and encourage their development through the use of various incentives.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Guide residential urban infill development to areas of the County wherever appropriate.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 11-d: In the unincorporated areas of the County, designate residential land use districts within close proximity (three to five miles) of major transportation corridors. The more intensive residential land uses (RS and RM) shall be designated in urbanized areas, and less intensive residential land uses (RS-1, RL-2.5, etc.) in the more rural areas.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<i>Objective: Continue to reduce the length and number of vehicle trips, which in turn, reduces congestion and air pollutant emissions, while preserving the unique character of the individual regions.</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 11-e: Promote intensified residential development around transit nodes and along transit corridors throughout the County.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

TABLE C-1
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX
SAN BERNARDINO COUNTY HOUSING ELEMENT

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS																			
	Geologic	Flood	Fire	Wind/Erosion	Noise	Aviation Safety	Hazardous Waste	Water	Open Space/ Recreation	Biologic	Soils/ Agriculture	Minerals	Air Quality	Cultural	Wastewater Systems	Solid Waste Management	Transportation / Circulation	Energy/Telecommunications	Housing/ Demographics	Land Use
Objective: Continue to facilitate the use of public transit and reduce traffic congestion and vehicle emitted air pollution.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 11-f: Throughout the County, continue to encourage mixed-use development through the Planned Development process which includes dense, multiple family residential development as well as clustered, single family residential development, and other uses which provide convenient shopping and employment opportunities close to major transportation corridors.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to reduce the length and number of vehicle trips, encourage use of public transportation, reduce vehicle emissions, and provide for a variety of lifestyle choices located convenient to travel requirements.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-12: Because there are existing areas lacking the necessary infrastructure that could be appropriate for residential development, the following action programs shall be pursued:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 12-a: Identify areas of insufficient housing where General Plan designations are underutilized due to insufficient infrastructure.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Identify areas with little residential development because of infrastructure constraints.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 12-b: Throughout the County, study infrastructure development alternatives that would stimulate residential development;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Undertake infrastructure development where housing development will be optimized.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 12-c: Utilizing the documents generated as part of the General Plan update, provide to the various serving entities, as requested, data regarding growth and infrastructure facilities necessary for their capital improvement planning efforts.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Improve infrastructure facilities in the County.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
GOAL HE-13: Because it is desirable to achieve a job-housing balance, which will further local and regional goals of improved air quality and traffic mobility, industrial and commercial development shall be targeted for areas of the County that have an adequate housing supply, and the following action-programs shall be implemented:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 13-a: Explore the feasibility of expanding the supply of commercially and industrially zoned land adjacent to those areas where there are predominately residential land uses;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Promote a balance between job opportunities and housing availability.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 13-b: Provide the County Department of Economic and Community Development (ECD) with data in a summarized, easily usable format that identifies areas within the County where housing is most readily available. This data will assist ECD in promoting the economic viability of the County to potential commercial and industrial employers, and	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 13-c: Maintain liaison with the Department of Economic and Community Development (ECD) to provide ongoing updates of housing availability assessments for use by potential employers.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Continue to promote commercial and industrial development in the unincorporated areas of the County.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Housing Program 13-d: Facilitate a job/housing balance with the objective of a ratio of 1.2 jobs to 1 dwelling unit through coordination of effort between the County Land Use Services Department and Economic and Community Development Department to develop the necessary implementation strategies and procedures;	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

TABLE C-1
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX
SAN BERNARDINO COUNTY HOUSING ELEMENT

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS																			
	Geologic	Flood	Fire	Wind/Erosion	Noise	Aviation Safety	Hazardous Waste	Water	Open Space/ Recreation	Biologic	Soils/ Agriculture	Minerals	Air Quality	Cultural	Wastewater Systems	Solid Waste Management	Transportation / Circulation	Energy/Teleco mmunications	Housing/ Demographics	Land Use
Objective: Provide a balance between jobs and housing at a ratio of 1.2 jobs to 1 dwelling unit.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Appendix D

Community Outreach

During the initial phase of the Housing Element Update, the County of San Bernardino conducted extensive, focused outreach efforts to educate, as well as to learn about housing needs and resources in the various unincorporated communities. The following meetings were conducted by County staff and the Housing Element consultant in 2000 to inform the public about the Housing Element Update and the County's housing goals, policies, and programs:

TABLE D-1
HOUSING ELEMENT UPDATE
COMMUNITY NEEDS IDENTIFICATION FORUMS
SAN BERNARDINO COUNTY

<i>City/Community</i>	<i>Date & Time</i>	<i>Location</i>
Bloomington	11/30/2000 – 7:00 pm	Ayala Park Community Center
Joshua Tree	11/28/2000 – 3:30 pm	Sunburst Park Community Center
Phelan	11/27/2000 – 7:00 pm	Phelan Senior Center

Source: San Bernardino County

In addition to the meetings and hearings conducted specifically for the Housing Element Update, the County also held forums throughout the County to discuss the Consolidated Plan, a County document that is highly symbiotic with the Housing Element. These outreach efforts were specific to the Housing Element and Consolidated Plan Updates; however, the County conducts housing needs outreach, education, and assistance on a continuing basis, often in “one-on-one” meetings with providers and clients. It is a routine part of the job for County staff to discuss housing development, housing rehabilitation, housing assistance, and/or housing maintenance with members of the public who produce, renovate, use, or inquire about housing in the County.

The Consolidated Plan is the planning document that presents the County's housing and community development needs, priorities, and grant and other funding source levels. Like the

Housing Element, the Consolidated Plan must be updated comprehensively every five years. The Consolidated Plan is also revised annually in relation to the results of its performance evaluated in its annual performance report. The Consolidated Plan is required by the Department of Housing and Urban Development (HUD) as the means to meet the application requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME) program, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. Much of the outreach effort conducted on behalf of the Consolidated Plan is applicable here because the Consolidated Plan implements many of the housing goals, policies and programs established in the Housing Element. Consequently, those outreach efforts are also presented here.

The following meetings were conducted by County staff with the various city staffs around the County. These meetings discussed housing needs, issues, and programs for both the Consolidated Plan and the Housing Element.

**TABLE D-2
CONSOLIDATED PLAN
COMMUNITY NEEDS IDENTIFICATION FORUMS
SAN BERNARDINO COUNTY**

City/Community	Date	Time	Location
Adelanto	10/20/1999	4:00 p.m.	Adelanto City Hall
Barstow	10/21/1999	6:00 p.m.	Barstow City Hall
Big Bear Lake	10/21/1999	6:00 p.m.	Hofert Hall, 39707 B.B. Lake Blvd.
Bloomington	12/7/1999	7:00 p.m.	Ayala Park Community Center
Chino Hills	n/a	n/a	n/a
Colton	10/20/1999	6:00 p.m.	Colton Community Center
Colton	10/25/1999	6:00 p.m.	Luque Community Center
Crestline	11/9/1999	7:00 p.m.	San Moritz Lodge Senior Center
Grand Terrace	n/a	n/a	n/a
Greater Barstow	12/9/1999	10:00 a.m.	Mojave Valley Senior Center, Barstow
Highland	10/26/1999	6:00 p.m.	Highland City Hall
Joshua Tree	11/10/1999	7:00 p.m.	Sunburst Park Community Center
Loma Linda	10/19/1999	7:00 p.m.	Loma Linda City Hall
Lucerne Valley	11/17/1999	7:00 p.m.	Pioneer Park Community Center
Montclair	11/16/1999	6:00 p.m.	Montclair City Hall
Muscoy	11/16/1999	7:30 p.m.	PAL Center, 2450 Blake St.
Needles	11/10/1999	6:00 p.m.	Needles City Council Chambers
Redlands	10/20/1999	2:00 p.m.	Redlands City Hall
Twentynine Palms	10/26/1999	6:00 p.m.	Twentynine Palms City Hall
West Fontana	11/18/1999	7:00 p.m.	Redwood Elementary Community Room
Yucaipa	10/13/1999	7:00 p.m.	Yucaipa City Hall
Yucca Valley	10/14/1999	7:00 p.m.	Yucca Valley City Hall

n/a = not available

Source: San Bernardino County

The organizations invited to participate in person or through survey replies for the above forums included:

- Housing Authority of the County of San Bernardino (HACSB)

- Housing Partners I, Inc.
- Desert Manna Ministries, Inc.
- Southern California Housing Development Corporation of the Inland Empire, Inc.
- Mountain View Acres, Inc.
- Community Homes, Inc.
- Operation Grace, Inc.
- Northtown Housing Development Corporation
- Neighborhood Housing Services of the Inland Empire, Inc.
- Bethlehem Temple Economic Development Corporation
- Inland Empire Economic Partnership (IEEP)
- Comprehensive Housing Services (CHS)
- All of the City Planning/Community Development Departments in the County
- Housing, Planning, or Community Development representatives from
 - Riverside County
 - Kern County
 - Orange County
 - LA County
 - Inyo County
 - Mojave & La Paz Counties, AZ

Additionally, the County of San Bernardino communicated with numerous organizations on an on-going basis to discuss various housing programs, specific affordable housing projects, and housing needs. They included:

- Housing Authority of the County of San Bernardino (HACSB)
- Southern California Housing Development Corporation (SOCAL Housing)
- New Desert Vista Association, LLC
- HOME Program Certified CHDOs:
 - Housing Partners I, Inc.
 - Desert Manna Ministries, Inc.
 - Southern California Housing Development Corporation of the Inland Empire, Inc.
 - Mountain View Acres, Inc.
 - Community Homes, Inc.
 - Operation Grace, Inc.
 - Northtown Housing Development Corporation
 - Neighborhood Housing Services of the Inland Empire, Inc.
 - Bethlehem Temple Economic Development Corporation

New Home Builders who participated frequently with the County in public/private partnerships to increase affordable housing opportunities included:

- Kaufman & Broad
- Centex
- Lewis Homes
- Young Homes

Realtors who most regularly used the HAP program were:

- Lois Lauer
- Schnarre
- Century 21
- Kevin Teeters

Lender training was conducted by County staff twice a year. Over 150 lender firms received this training annually. The lenders who most frequently worked with County staff on affordable housing developments or assistance projects included:

- North American
- Norwest
- Great Western
- Commonwealth Mortgage
- Marina Mortgage
- Mission Hills Mortgage
- Redlands Federal Bank

Other organizations that were regularly advised by County staff regarding housing issues and provided housing related feedback to the County included:

- Inland Mediation
- Fair Housing Council
- Habitat for Humanity
- Frazee Community Center
- Redlands Christian Church
- Redlands Family Services Association
- City Redevelopment Agencies in the County (Highland, Montclair, Rialto, Rancho Cucamonga, Redlands, Fontana, and Colton)

Appendix E

Reference Materials

I. References

California Department of Housing and Community Development, Raising the Roof: California Housing Development Projections and Constraints 1997-2020 (May 2000)

California Employment Development Department, Occupational Employment & Wage Data (1998)

California Manufactured Housing Institute, Mobile Home Sales Prices 1999-2001 (2000)

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City of Rancho Cucamonga, City of Rancho Cucamonga Draft General Plan, (July 2000)

County of San Bernardino, 2000-2001 Action Plan (1999)

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County of San Bernardino, County of San Bernardino Development Code (1999)

County of San Bernardino, Housing Program Plan (2000)

County of San Bernardino, San Bernardino County Building Permit Records (1989-1999)

DataQuick, Median Home Prices (various dates between 1998-2000).

Dunn & Bradstreet, Private Employers: San Bernardino County (May 2000)

Lewis Homes, Land and Construction Analysis (2000)

RealFacts, Multi-Family Housing Prices (1999)

Santiago Sales, Mobile Home Sales Prices (2000)

Southern California Association of Governments Geographic Information System

Southern California Association of Governments, Draft Regional Housing Needs Assessment (1999) and Final Regional Housing Needs Assessment (2000)

Southern California Association of Governments, Growth Forecast (1970 & 1994)

Southern California Association of Governments, Regional Comprehensive Plan and Guide (1997)

The Meyers Group, Competitive Housing Market Report 2nd Quarter 1999: San Bernardino County (August 1999); Competitive Housing Market Report 2nd Quarter 2000: San Bernardino County, (August 2000)

U.S. Census (1970, 1980, & 1990)

U.S. Dept. of Housing and Urban Development, Revised Fiscal Year 2000 Income Limits, (2000)

Appendix F

Glossary and List of Acronyms

I. Acronyms

BMR:	Below-market-rate dwelling unit
CBD:	Central Business District
CC&Rs:	Covenants, Conditions, and Restrictions
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CFD:	A Mello-Roos Community Facilities District
CHFA:	California Housing Finance Agency
CIP:	Capital Improvements Program
CRA:	Community Redevelopment Agency
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FHWA:	Federal Highway Administration

FIR:	Fiscal Impact Report
FmHA:	Farmers Home Administration
GMI:	Gross Monthly Income
HAP:	Housing Assistance Plan
HCD:	Housing and Community Development Department of the State of California
HUD:	U.S. Dept. of Housing and Urban Development
JPA:	Joint Powers Authority
LAFCo:	Local Agency Formation Commission
LHA:	Local Housing Authority
NEPA:	National Environmental Policy Act
OPR:	Office of Planning and Research, State of California
PUD:	Planned Unit Development
SRO:	Single Room Occupancy
TDR:	Transfer of Development Rights
UBC:	Uniform Building Code
UHC:	Uniform Housing Code

II. Glossary

Access/Egress

The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

Acres, Gross

The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net

The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Adaptive Reuse

The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of an historic single-family home to office use.

Affordability Requirements

Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low- income households for a specified period.

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income (GMI) for housing including utilities.

Agency

The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural Preserve

Land designated for agriculture or conservation. (See "Williamson Act.")

Agriculture

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Alley

A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Annex

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment

(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate

An act, condition, or state that is considered suitable.

Archaeological

Relating to the material remains of past human life, culture, or activities.

Architectural Control; Architectural Review

Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")

Area; Area Median Income

As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

Article 34 Referendum

Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49% of the units are set aside for low-income households.

Assessment District

(See "Benefit Assessment District.")

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

Bed and Breakfast

Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation.

Below-market-rate (BMR) Housing Unit

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Benefit Assessment District

An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets And Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Blight

A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Bond

An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer Zone

An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building

Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height

The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout; Build-out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity (3).")

California Environmental Quality Act (CEQA)

A State law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

California Housing Finance Agency (CHFA)

A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

Caltrans

California Department of Transportation.

Capital Improvements Program (CIP)

A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

Carrying Capacity

Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See "Buildout.")

Census

The official decennial enumeration of the population conducted by the federal government.

Central Business District (CBD)

The major commercial downtown center of a community. General guidelines for delineating a downtown area are defined by the U.S. Census of Retail Trade, with specific boundaries being set by the local municipality.

Character

Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Circulation Element

One of the seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes, and terminals, as well as local public utilities and facilities, all correlated with the land use element of the general plan.

City

City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the city bikeway system.)

Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Commercial

A land use classification that permits facilities for the buying and selling of commodities and services.

Commercial Strip

Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Community Care Facility

Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Child Care Agency

A non-profit agency established to organize community resources for the development and improvement of child care services.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District

Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Park

Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Community Redevelopment Agency (CRA)

A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Community Service Area

A geographic subarea of a city or county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.

Commute-shed

The area from which people do or might commute from their homes to a specific workplace destination, given specific assumptions about maximum travel time or distance.

Condominium

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congregate Care

Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation

The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the general plan.

Conservation Element

One of the seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the conservation, development, and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Consistent

Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Conveyance Tax

A tax imposed on the sale, lease, or transfer of real property.

County

County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county road system).

Covenants, Conditions, and Restrictions (CC&Rs)

A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Critical Facility

Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Dedication

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, In lieu of

Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20% of its units for lower income households, or 10% of its units for very low-income households, or 50% of its units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.")

Density, Control of

A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Density Transfer

A way of retaining open space by concentrating densities usually in compact areas adjacent to existing urbanization and utilities while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Design Review; Design Control

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

Developable Acres, Net

The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land

Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer

An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee

(See "Impact Fee.")

Development Rights

The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

Development Rights, Transfer of (TDR)

Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")

Dissolution

Elimination of a special district; the opposite of formation.

District

(1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture,

landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.

Diversity

Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.

Duet

A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

Duplex

A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement

Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation

A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Easement, Scenic

A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.

Economic Development Commission (EDC)

An agency charged with seeking economic development projects and economic expansion at higher employment densities.

Elderly Housing

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Emergency Shelter

A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Eminent Domain

The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

Encourage (*verb*)

To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species

A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Enhance (*verb*)

To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR)

A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Environmental Impact Statement (EIS)

Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.

Exaction

A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fair Market Rent

The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family

(1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Farmers Home Administration (FmHA)

A federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

Farmland

Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service. The five agricultural classifications defined below- except Grazing Land- do not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Fast-food Restaurant

Any retail establishment intended primarily to provide short-order food services for on-site dining and/or take-out, including self-serve restaurants (excluding cafeterias where food is consumed on the premises), drive-in restaurants, and formula restaurants required by contract or other arrangement to offer standardized menus, ingredients, and fast-food preparation.

Fault

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible

Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically

Capable of being implemented because the industrial, mechanical, or application technology exists.

Field Act

Legislation, passed after a 1933 Long Beach earthquake that collapsed a school, that established more stringent structural requirements and standards for construction of schools than for other buildings.

Finding(s)

The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Fiscal Impact Analysis

A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Fiscal Impact Report (FIR)

A report projecting the public costs and revenues that will result from a proposed program or development. (See "Fiscal Impact Analysis.")

Floor Area Ratio (FAR)

The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Gateway

A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.

General Plan

A compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety)

and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Goal

A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.

Granny Flat

(See "Second Unit.")

Grasslands

Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Groundwater

Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Group Quarters

A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boardinghouses.

Growth Management

The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs. (See "Congestion Management Plan.")

Guidelines

General statements of policy direction around which specific details may be later established.

Handicapped

A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

High-Occupancy Structure

All pre-1935 buildings with over 25 occupants, and all pre-1976 buildings with more than 100 occupants.

Hillsides

Land that has an average percent of slope equal to or exceeding 15%.

Historic; Historical

An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation

The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Home Occupation

A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless

Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Hotel

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite. (See "Motel.")

Household

All those persons-related or unrelated-who occupy a single housing unit. (See "Family.")

Householder

The head of a household.

Households, Number of

The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD)

The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority, Local (LHA)

Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Element

One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD)

A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit

The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Identity

A consistent quality that makes a city, place, area, or building unique and gives it a distinguishing character.

Image

The mental picture or impression of a city or place taken from memory and held in common by members of the community.

Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee

A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impacted Areas

Census tracts where more than 50% of the dwelling units house low- and very low-income households.

Implementation

Actions, procedures, programs, or techniques that carry out policies.

Improvement

The addition of one or more structures or utilities on a parcel of land.

Incorporation

Creation of a new city.

Industrial

The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industrial Park; Office Park

A planned assemblage of buildings designed for "Workplace Use." (See "Workplace Use.")

Infill Development

Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee

(See "Dedication, In lieu of.")

Institutional Use

(1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that can not be considered a residential, commercial, or industrial activity.

Inter-agency

Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee

Entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

Interest, Less-than-fee

The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights," "Easement, Scenic," "Lease," and "Leasehold Interest.")

Issues

Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio

The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA)

A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Land Banking

The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Landmark

(1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping

Planting including trees, shrubs, and ground cover suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Land Use Classification

A system for classifying and designating the appropriate use of properties.

Land Use Element

A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space. (See "Mandatory Element.")

Land Use Regulation

A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lease

A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest

(1) The interest that the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.

Linkage

With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Local Agency Formation Commission (LAFCo)

A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include two representatives of special districts.

Lot

(See "Site.")

Lot of Record

A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.

Low-income Household

A household with an annual income usually no greater than 80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

Low-Income Housing Tax Credits

Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Maintain (*verb*)

To keep in an existing state. (See "Preserve (*verb*)")

Mandatory Element

A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects-circulation, conservation, housing, land use, noise, open space and safety-and specifies to various degrees the information to be incorporated in each element. (See "Land Use Element.")

Manufactured Housing

Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mello-Roos Bonds

Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.

Metropolitan

Of, relating to, or characteristic of a large important city.

Minimize (*verb*)

To reduce or lessen, but not necessarily to eliminate.

Mitigate (*verb*)

To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and that (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See "Manufactured Housing" and "Modular Unit.")

Moderate-income Household

A household with an annual income between the lower income eligibility limits and 120% of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area" and "Low-income Household.")

Modular Unit

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

Motel

(1) A hotel for motorists. (2) A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where guest parking is provided in proximity to guest rooms. Quite often, provision is made for cooking in individual guest rooms or suites. (See "Hotel.")

Multiple Family Building

A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Multiplier Effect

The re-circulation of money through the economy multiplies its impact on jobs and income. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothes and other locally-available goods and services. This spending creates jobs in housing construction, retail stores (e.g., grocery and drug stores) and professional offices. The wage paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in basic industry is estimated to create approximately one more job in non-basic industry.

National Environmental Policy Act (NEPA)

An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Flood Insurance Program

A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act

A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

National Register of Historic Places

The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Necessary

Essential or required.

Need

A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Neighborhood Unit

According to one widely-accepted concept of planning, the neighborhood unit should be the basic building block of the city. It is based on the elementary school, with other community facilities located at its center and arterial streets at its perimeter. The distance from the school to the perimeter should be a comfortable walking distance for a school-age child; there would be no through traffic uses. Limited industrial or commercial would occur on the perimeter where arterials intersect. This was the model for American suburban development after World War II.

Noise Element

One of the seven State-mandated elements of a local general plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Non-conforming Use

A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Notice (of Hearing)

A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Objective

A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

Office Park

(See "Industrial Park.")

Office Use

The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Open Space Element

One of the seven State-mandated elements of a local general plan, it contains an inventory of privately and publicly owned open-space lands, and adopted goals, policies, and implementation programs for the preservation, protection, and management of open space lands.

Open Space Land

Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Ordinance

A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overlay

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Para-transit

Refers to transportation services and that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.

Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking, Shared

A public or private parking area used jointly by two or more uses.

Parking Area, Public

An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parking Ratio

The number of parking spaces provided per 1,000 square of floor area, e.g., 2:1 or "two per thousand."

Parking Space, Compact

A parking space (usually 7.5 feet wide by 16 feet long when perpendicular to a driveway or aisle) permitted in some localities on the assumption that many modern cars are significantly smaller, and require less room, than a standard automobile. A standard parking space, when perpendicular to a driveway or aisle, is usually 8.5 feet wide by 18 feet long.

Parks

Open space lands whose primary purpose is recreation. (See "Open Space Land," "Community Park," and "Neighborhood Park.")

Patio Unit

A detached single family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Payback Period

The number of years required to accumulate savings or profit equal to the value of a proposed investment.

Performance Standards

Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Physical Diversity

A quality of a site, city, or region in which are found a variety of architectural styles, natural landscapes, and/or land uses.

Planned Community

A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning and Research, Office of (OPR)

A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area

The Planning Area is the land area addressed by the General Plan. For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.

Planning Commission

A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Poverty Level

As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve (*noun*)

An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve" and "Protect.")

Preserve (*verb*)

To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Professional Offices

A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program

An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop (*verb*)

To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Plan

A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regulation

A rule or order prescribed for managing government.

Rehabilitation

The repair, preservation, and/or improvement of substandard housing.

Residential

Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential, Multiple Family

Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family

A single dwelling unit on a building site.

Retrofit (*verb*)

To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Safety Element

One of the seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many safety elements also incorporate a review of police needs, objectives, facilities, and services.

Second Unit

A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program

A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Housing

(See "Elderly Housing.")

Shall

That which is obligatory or necessary.

Shared Living

The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Should

Signifies a directive to be honored if at all possible.

Single-family Dwelling, Attached

A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached

A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO)

A single room, typically 80-250 square feet, with a sink and closet, but that requires the occupant to share a communal bathroom, shower, and kitchen.

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. (See "Lot.")

Slope

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Specific Plan

Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence

The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standards

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Stock Cooperative Housing

Multiple-family ownership housing in which the occupant of a unit holds a share of stock in a corporation that owns the structure in which the unit is located.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act

Division 2 (Sections 66410 et seq) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subsidize

To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing

Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Target Areas

Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low-and low-income households.

Tax Credit

A dollar amount that may be subtracted from the amount of taxes owed.

Tax Increment

Additional tax revenues that result from increases in property values within are development area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of very low-and low-income housing.

Townhouse; Townhome

A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have

separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

Transit-dependent

Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transitional Housing

Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undevelopable

Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.

Undue

Improper, or more than necessary.

Uniform Building Code (UBC)

A national, standard building code that sets forth minimum standards for construction.

Uniform Housing Code (UHC)

State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Design

The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Limit Line

A boundary, sometimes parcel-specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging urban sprawl by containing urban development during a specified period, and its location may be modified over time.

Urban Open Space

The absence of buildings or development, usually in well-defined volumes, within an urban environment.

Urban Services

Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Sprawl

Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.

Use, Non-conforming

(See "Non-conforming Use.")

Use Permit

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Vacant

Lands or buildings that are not actively used for any purpose.

Variance

A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Very Low-income Household

A household with an annual income usually no greater than 50% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

Williamson Act

Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zero Lot Line

A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zoning

The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning, Exclusionary

Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning, Inclusionary

Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map

Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.